Chapter 1: Coordination and Implementation Plan

INTRODUCTION

This Chapter provides guidance for the Region to begin coordinating important regional and municipal planning activities to preserve and protect resources by prioritizing the Plan recommendations and actions in each of the five Plan Chapters (2 - 5). To be most effective, these recommendations must be implemented consistently on a regional basis in order to ensure that natural, historic, scenic, recreational, and agricultural resources are preserved for future generations and to maintain the quality of life in northern Chester County.

ORGANIZATION OF CHAPTER

This chapter is organized as follows:

COORDINATION

The Northern Federation is the largest active planning group in Chester County, encompassing an unprecedented geographical area of nearly 120 square miles. The Region includes nine municipalities all with a set of planning goals and objectives.

More than any other regional planning group in Chester County, the Northern Federation has been discussing and addressing resource protection through the development of studies and plans since its inception. To further the legacy of founding and long-term Federation members Charles Jacob, the late Richard Whitlock, Eleanor and the late Sam Morris, the members of the Federation need to continue to champion cooperation between and communication amongst member communities.

Of the hurdles facing any regional planning group, coordinating the planning and regulatory efforts to ensure that consistent resource protection measures get implemented is possibly the most challenging. The actions to implement the recommendations in this Regional Resource Protection Plan are mostly aimed at the municipal level; therefore, it is even more important that the member municipalities coordinate their efforts to achieve the desired Regional outcome. The mechanisms discussed throughout this Chapter are just some of the ways to help implement this Plan as well as future planning efforts.

RECOMMENDATIONS FOR COORDINATION EFFORTS

REGIONAL COMMUNICATION

Communication between member municipalities has been a primary goal of the Northern Federation. For the most part, this has been accomplished through discussion at monthly meetings and discussion at subsequent municipal meetings. The recommendations that follow outline additional strategies to expand the Regions' opportunities for communication.

NORTHERN FEDERATION MEETINGS

Members of the Northern Federation have been meeting on a regular basis for more than 30 years; and specifically for the past decade meetings have been held at the Warwick Municipal Building at 7:30 pm on the second Tuesday of every month. The membership of the Northern Federation consists of three municipal representatives from each community: 1) a representative of the Governing Body, 2) a representative of the Planning Commission and 3) a Citizen at large. Primarily, the topics discussed at these meetings are related to the current work program that is being undertaken by the Region.

Schedule of Events

Municipal representatives often provide the membership with updates pertaining to activities that may impact the Region as a whole. These updates may be in regard to Zoning or Subdivision and Land Development Ordinance revisions, amendments to municipal Comprehensive Plans involving changes in Land Use or Transportation, expansion of water and/or sewer service areas, or simply a community event or fundraiser that may interest other members. These announcements are usually presented in an informal manner and may only benefit those members that are in attendance. As such, the Leadership of the Northern Federation should consider developing a regular "Schedule of Events" that would provide members and interested parties with a calendar for regular updates or activities. For example, the Federation could schedule an update with the Owen J. Roberts School District, the Green Valleys Association, and other organizations, on a Semi-annual basis. The schedule should be based on an organization's activity in the Region or influence on Federation activities. See Figure 1-1.

Municipal Updates

The Federation leadership should designate the first segment of each monthly meeting as a time to share municipal activities that may impact regional resources, either negatively or positively.

Guest Lecturers

Federation leadership has regularly opened the floor to discussion and presentations from groups and organizations including, but not limited to the Owen J. Roberts School District, the Green Valley's Association, the French and Pickering Creek's Conservation Trust, the Natural Lands Trust, the Stroud Water Resource Center, the Pennsylvania State Game Commission, and the Chester County Planning Commission for the purpose of furthering the protection of regional resources or for planning issues of regional significance. Further, the Federation has had the opportunity to host state-elected officials such as U.S Congressman Jim Gerlach and State Representative Kurt Schroeder. The Federation leadership should continue to provide the membership with guest lecturers when issues or applicable topics arise.

Figure 1-1 includes a sample list of organizations and/or subjects that should be considered as part of the "Schedule of Events"

Figure 1-1
Sample Schedule of Events

Organization	Topic	Schedule
Member Municipalities	Ordinance Updates, Land Use Changes, Changes in Facilities, Community Events/Fundraisers	Monthly or Bi-monthly
Owen J. Roberts School District	District Activities that may impact the Region	Semi-Annually
French and Pickering Creeks Conservation Trust	Trust Activities, Volunteer Opportunities, Fundraising events,	Semi-Annually
Neighboring Municipalities	Activities that may impact the Region	Semi-Annually
Green Valleys Association (GVA)	GVA Activities, Volunteer Opportunities, Fundraising events,	Semi-Annually
Other Regional Planning Groups	Resource Protection-Related Issues	Annually
Park Authorities	Park Expansions, Volunteer Opportunities	Annually
Stroud Water Research Center	Stroud Activities, Research Results	Annually
Natural Lands Trust	Hopewell Big Woods, Growing Greener Program	Annually
Crow's Nest Preserve	Preservation Programs	Annually
Member Municipalities	Related Legislative Activity	As necessary

Federation Influence

The influence of the Northern Federation is far-reaching, beyond the boundaries of the nine municipalities; the Federation has influenced decision-makers at the local, municipal, county, and state level. This influence has lead to revisions to proposed legislation, proposed School District expansions, the protection of countless acres of open space and

resource areas, and has acted as a catalyst for the amendment of municipal resource protection standards. This influence is based on the years of experience of the Federation membership (on a regional and municipal basis).

☑ **Recommendation for the Enhancement of Northern Federation Meetings.**

ACTION 1-1   Continue to schedule and participate in monthly Northern Federation meetings to promote communication and information sharing amongst the municipal representatives of the Region.

ACTION 1-2   Develop a "Schedule of Events" that provides members of the Region and interested parties with a schedule of activities/presentations at Northern Federation meetings.

Objective(s) addressed by Action 1-1 & 1:2: 1-A and 1-D.

COMMUNITY EDUCATION AND INFORMATION SHARING

Northern Federation members should disseminate the information that is shared at monthly meetings:

Newsletter and/or Website Updates

Municipalities in the Region regularly produce newsletters for their residents to inform them about community events, opportunities for volunteerism, etc. The Northern Federation could write an article to submit to the municipal newsletters, a "Federation Update Article," either bi-monthly, quarterly, or semi-annually to provide residents, municipal leaders, and other interested parties information as to the Region's activities. Where applicable, the Federation Update Article should be made available on municipal websites.

Residents and landowners would benefit from learning about the importance of the various resources and what they can do to protect them. Information pertaining to all categories of resources should be conveyed in municipal newsletters and/or web sites and made available to the general public at municipal buildings. The following list includes general natural resource topics, as an example, which could be shared through the opportunities for communication discussed above:

- Importance of protecting vegetation along stream banks (riparian buffers),
- Woodland preservation and management,
- Control of non-native plant species and promotion of native plant species,
- Need to preserve the integrity of unique Serpentine outcroppings.
- Environmental and legal costs of illegal dumping,
- Development of a local land trust,
- Environmental cost of unnecessary tree removal,
- Organic alternatives to chemical fertilizer,
- Importance of stormwater quality and the impacts of harmful runoff downstream,
- Preservation of "dark skies,"
- Requirement for the use of stormwater management best management practices to promote the infiltration of stormwater associated with new development.

A similar list of general information pieces should be shared through the opportunities for communication discussed above for historic, scenic, recreational, and agricultural resources.

☑ **Recommendation for the education of residents and sharing of information.**

ACTION 1-3   Develop a circulation schedule and provide member municipalities with Federation Update Articles for general distribution through municipal newsletters, websites, and municipal buildings.

Objective(s) addressed by Action 1-3: 1-A, 1-D, and 1-E.

REGIONAL COOPERATION

The Northern Federation represents a group of municipalities working together with the common goal of sound planning and resource protection. Although the roster of players has changed over the decades, this cooperative effort has lead to the development of several studies and plans that address various planning issues from water resources protection to land use.

SUMMARY OF REGIONAL DOCUMENTS

The following is a list of Federation documents produced during the past three decades and a general overview of each:

Sustainable Watershed Management for Northern Chester County Watersheds: A Model Program to balance Water Resources and Land Development in the Schuylkill River Tributary Watersheds. Green Valleys Association. 2000.

This plan presents a comprehensive inventory and analysis of water resources and land uses in the watersheds of Northern Chester County. It includes the development of a water balance model that measures the impact of land use on the water table. Further, it includes a management and implementation plan that addresses the protection of the Region's most important resource, water.

Regional Land Use Plan. Federation of Northern Chester County Communities. 1996.

In 1996, the Federation revised the Regional Land Use Plan (originally adopted as part of the Regional Comprehensive Plan in 1980) in response to accelerated development in the Region. The goals of this plan focus on the preservation of the rural and agrarian character of the Region.

Surface Water Runoff Study. Federation of Northern Chester County Communities. 1991.

The Surface Water Runoff Study was prepared to address and coordinate wastewater treatment practices in the watersheds of the Region to address the Region's goal of maintaining the integrity of water resources. This Study is a follow-up and companion piece to the *Wastewater Facilities Plan* and the *Water Resources Management Study*. This study analyzes concerns about stormwater runoff and provides options available to municipalities to avoid or control runoff problems.

Wastewater Facilities Plan Phases I and II. Federation of Northern Chester County Communities.1990.

The Wastewater Facilities Plan evolved as a companion study of the *Water Resources Management Study*. This plan includes Phase I (Area-wide Inventory) and Phase II (Area-Wide Planning) and addresses the concern for protection of local ground and surface water resources.

Water Resources Management Study. Federation of Northern Chester County Communities. 1988.

Similar to other water studies completed by the Northern Federation, the Water Resources Management Study was developed to address concerns about ground and surface water resources in the Region and the impact on the water supply of 88 percent of Federation residents who relied on groundwater supply in 1988. The Study includes an inventory of water resources, water resources and land uses practices, and local governments' role in water resource management.

Pennsylvania Route 100 Corridor Study. Federation of Northern Chester County Communities. 1986.

At the time, this Study was developed to address the existing roadway design and conditions of Route 100 and the future increased use of the roadway based on proposed new development. The study was developed to identify future solutions and alternatives for road improvements. The Study includes an inventory of existing conditions and problem areas, future impacts, environmental constraints and design limitations, and sample solutions and recommendations.

The French Creek Scenic River Management Guidelines. The Federation of Northern Chester County Communities. 1984.

This study includes a delineation of primary and secondary scenic river corridors, a list of designated segments, and identification of the associated viewsheds. In terms of implementation, the study includes local and state management guidelines as well as guidelines for coordination of responsibilities.

Comprehensive Plan – Background Section and Plan Alternatives. Federation of Northern Chester County Communities. 1978.

These documents include a detailed inventory and analysis of background data and a list of planning implications and conclusions.

Adoption and Implementation
Although the Northern Federation membership has produced a comprehensive library of studies and plans, none have been adopted by the Region as a whole. To be effective, in terms of implementation, this Plan should be adopted and reviewed on a regular basis to determine if the recommendations have been, are, or are scheduled to be implemented. For any future work program(s), an agreement should be signed by all participating municipalities in order to ensure that the time and effort invested in the development of the Plan results in the implementation of the Plan recommendations.

Considering the comprehensive list of recommendations associated with the plans listed above, the Northern Federation should periodically revisit plans they have developed and consider those strategies that may remain viable.

POTENTIAL FUTURE WORK PROGRAM (S)

Perhaps more than any other municipal/regional issue, resource protection efforts are guided by municipal land use decisions and associated zoning map/district changes. The way in which the land use is configured will determine the degree to which natural, historic, scenic, recreational, and agricultural resources are to be protected. For example, if a Township focuses multi-family residential development in an area of farmland and agricultural uses, the preservation and continuation of the agricultural industry would be in jeopardy. On the other hand, a municipality that promotes the preservation of woodland by designating rural conservation development as a land use category is facilitating protection of that resource.

Comprehensive Plan Elements

The Regional Resource Protection Plan fulfills several of the requirements or "elements" of Section 301(a) of the Municipalities Planning Code, Act 247, as amended regarding what a comprehensive plan or a multi-municipal comprehensive plan must include. Section 301does not prescribe what each plan chapter of a comprehensive plan must consist of specifically, but it does require that a comprehensive plan include certain topics, such as but not limited to: a plan for land use, housing, community facilities, and natural and historic resources. In addition to this Regional Resource Protection Plan, the Northern Federation completed and adopted (5 of 9 municipalities) the *Regional Land Use Plan* and followed that up with the *Sustainable Watershed Management for Northern Chester County Watersheds: A Model Program to balance Water Resources and Land Development in the Schuylkill River Tributary Watersheds* in 2000. These plans also help satisfy "elements" of a comprehensive plan according to Article III of Act 247.

The Region should continue to develop and adopt elements of the Regional Comprehensive Plan. The Northern Federation should consider its most pressing needs that may include a Plan for Transportation, and land use related issues such as a plan for water and sewer facilities.

☑ **Recommendation for the Continuation of Federation Planning Efforts.**

The actions that follow are in sequential order:

ACTION 1-4   Review and prioritize, as applicable, recommendations and strategies contained in Plans previously developed by the Region.

ACTION 1-5   Identify priority for future plan element to further the Region's goal for the development of a regional comprehensive plan.

ACTION 1-6   Foster the adoption and implementation of future plan elements through the development and enactment of Intergovernmental Cooperative Planning and Implementation Agreements.

Objective(s) addressed by Action 1-4 thru 1-6: 1-A, 1-B, and 1-C.

PROGRESS REPORTS

In order to assess how effective each municipality has been in implementing the Regional Resource Protection Plan, Northern Federation member municipalities will provide a progress report on the Actions they have implemented to further the goals of the Plan. These reports should be provided twice a year at monthly Federation meetings. At that time, the Region will reassess what actions should be taken to further the implementation of the Resource Plan's goals and objectives.

☑ **Recommendation for the Development of Progress Reports.**

ACTION 1-7   Provide semi-annual (at a minimum) update to the Federation membership as to the progress of Plan implementation based on municipal activity.

   Objective(s) addressed by Action 1-7: 1-A and 1-D.

REGIONAL RESOURCE PROTECTION PLAN

The Regional Resource Protection Plan work program was developed as a result of the Region's concerns that resource protection was not being implemented on a consistent basis in the Northern Federation.

DEFINING A VISION FOR THE PLAN

The member municipalities recognize that the diversity and outstanding quality of natural, historic, scenic, recreational, and agricultural resources constitute valuable elements contributing to the unique character of northern Chester County. In response, the Federation previously produced a series of comprehensive quality planning documents to guide resource management including the *French Creek Scenic River Management Guidelines* (1984) and the *Sustainable Watershed Management Program* (2000). The Federation now recognizes the need for a master plan to coordinate a consistent management strategy for resource protection in the Region. The Regional Resource Protection Plan is designed to establish a consistent and collective strategy for the Region.

The Northern Federation recognizes that an effective plan for the protection of resources requires involvement and acceptance from all parties involved in the use and management of the Region's resources. To this end, the Federation sought input from key participants <u>before</u> the goals and objectives of the Plan were drafted. Through this approach, the Federation obtained helpful insight while the participants became engaged in the planning process.

To reach a common vision for the Plan, the Federation conducted a visioning session on November 11, 2003 entitled *Preserving Our Heritage: Reaching a Common Vision for Resource Management*. By design, the session brought representatives from various aspects of resource management together for an evening of discussion and idea-sharing.

A Mapping exercise (See image to the right) revealed that the residences of those in attendance were evenly distributed over the nine participating municipalities. The 78 Participants included Federation members and representatives or individuals affiliated with natural, historic, scenic, recreational, and agricultural resources.

A variety of exhibits oriented Participants to the visioning process. A series of maps were displayed in the meeting room depicting basic resources in the following categories: agricultural and natural (land and water). In addition, a list of particular resources to be addressed in the Plan provided a reference and focus during the visioning exercise (see Appendix A).

The group participated in three activities: opinion survey, large group discussion and the individual vote, designed to elicit participants concerns and perspectives, encourage discussion free of constraints, and recognize all participant feedback.

OPINION SURVEY

The consultant and Taskforce included a comprehensive listing of natural, cultural, and agricultural resources as well as resource designations. Each participant was given a copy of this Resource Prioritization List (Appendix B) and asked to circle the five resources that they considered most important to them. The resources that were identified through this exercise were the following:

- Active Farmland
- Wildlife Habitat and Natural Diversity
- Groundwater (quality and quantity)
- Streams, and
- Open Space Connections/Greenways

LARGE GROUP INTERVIEW

During the large group interview, the entire group of participants engaged in comment and discussion that focused on two questions.1) What are the issues facing the protection and management of resources in northern Chester County? and 2) What would you like to see accomplished by this planning effort?

The participants provided thought-provoking comments on a broad array of topics. (See image to the left) The consultants recorded the participant's comments on large sheets of paper displayed in the room to ensure that the responses were appropriately represented.

Individual Vote

Based on the large group responses, the consultants asked participants to select issues and outcomes they considered most important (see image on following page). The positive interaction of the participants provided the Region with a clear set of issues and outcomes that are represented in the inventory and plan recommendation chapters of this Plan.

The "issues" that received the most votes are as follows, in decending order:

- Traffic impacts rural character (18)
- Protection of "dark skies" (18)
- Conservation/preservation of wildlife resources and habitats (17)
- Remove "farmer unfriendly" restrictions on farming (16)
- Re-urbanization of our towns and villages (11)

The "outcomes" that received the most votes are as follows, in decending order:

- Accommodate/promote development that preserves rural character, change behavior (15)
- Holistic, regional plan addressing the protection of groundwater (S.W.M.P.)
- Regional trail system "connectiveness"; Trail/sidewalks in new development (14)
- Habitat Protection – endangered species (12)
- Maximize food production in the region (11)

The information obtained during the session helped guide the preparation of goals and objectives that governed the Plan preparation (see image below).

RESULTS FROM THE VISIONING SESSION

The visioning session provided a wealth of information to the Federation members and the consultant team. The participants evidenced strong compassion for the quality of life in northern Chester County and the importance of linking that quality to all aspects of the Plan. The diversity of the participants helped the Federation identify key issues and expectations of the Plan.

Several themes were identified during the session:

- Resource management needs to take a holistic approach; viewing resources as systems.
- Maintaining open communications between municipalities, school districts and residents is extremely important for successful implementation of the Plan.
- The Plan should recommend specific education elements needed to promote the policies of the Plan.
- There is a lack of understanding by residents as to resources, data, and programs available in northern Chester County.
- The retention of farming is an important element to developing a successful resource management plan.
- Resource management must be performed in concert with growth management strategies.
- The Plan should emphasize the rural character of northern Chester County through both preservation and marketing strategies.

The Federation took the themes listed above into consideration when completing inventories and developing plan recommendations. Further, the information obtained during the session helped guide the preparation of goals and objectives that governed the Plan preparation.

PLAN GOALS AND OBJECTIVES

In order to plan for the protection of resources in the Federation, a common set of goals and objectives is needed. Goals and objectives are the vision and priority statements of a plan. Policies can then be created which can achieve the identified visions and guidelines for the plan.

For the purposes of this Plan, "goals" and "objectives" are defined as follows:

Goal – long-term broad vision statements that are not precisely measurable, but provide general direction for preferred future conditions.

Objective – Shorter-term targets which when accomplished aid in achieving the associated goal. Objectives are more specific than goals and are measurable achievements.

The goals and objectives that follow were developed based on the following:

- Feedback recorded at the Visioning Meeting held on November 11, 2003.
- The Goals and Objectives for resource protection and management outlined in the 1996 *Regional Land Use Plan*
- The goals and objectives outlined in each municipal comprehensive plan and open space, recreation, and environmental resources plan.

All of the municipalities within the Northern Federation have adopted at least two planning policy documents – a comprehensive plan and an open space, recreation and environmental resources plan (OSRER) under the Chester County Open Space and Heritage Park Program.

The Northern Federation has included the following goal that encourages the continuation of cooperation beyond the management of resources and the purview of this Plan. This goal and the associated objectives focus on land use issues in the Northern Federation and the policies that will further the protection of natural, historic, scenic, recreational, and agricultural resources in the Region.

REGIONAL COOPERATION AND PLANNING GOAL *Foster regional and inter-municipal communication, planning, and the exchange of information and ideas.*

OBJECTIVES

1-A. Continue to coordinate planning efforts and regulatory action in order to address planning issues on a regional basis.

1-B. Revise regulations, where appropriate, to focus development in and around areas already supplied with necessary infrastructure such as existing towns and villages.

1-C. Revise regulations as necessary to reduce congestion and the use of secondary roads as arterials by examining land use scenarios on a regional basis.

1-D. Identify organizational mechanisms to develop a multi-municipal approach for information sharing, coordination, staffing and interpretative programs among municipal authorities, boards, and commissions.

1-E Educate landowners concerning the importance of natural, historic, scenic, recreational, and agricultural resource protection and provide them with information regarding how they can help protect these resources.

NATURAL RESOURCES GOAL *Identify, protect, and preserve environmentally sensitive areas and resources that define the character of the Region.*

OBJECTIVES

2-A. Examine the existing municipal zoning and subdivision ordinances in the Region for their effectiveness in preserving and protecting sensitive natural resources and explore supplementary ordinance provisions which would minimize disturbance to resources, require buffer areas between them and development and mitigate the adverse impacts of development.

2-B. Encourage innovative and creative techniques to effectively address natural resource protection issues.

2-C. Preserve and protect areas that provide valuable wildlife habitat and natural diversity including stream valleys, steep slopes, floodplains, woodlands, wetlands, hydric soils, and hedgerows.

2-D. Protect and restore regional watersheds and streams within the Region and pursue measures to maintain and, where possible, improve water quality.

2-E. Promote innovative stormwater management (best management practices) and wastewater disposal policies that emphasize the recharge of groundwater and water balance.

2-F. Discourage uses that involve the exportation of extracted water from the watershed of origin.

2-G. Limit the disturbance of land resources such as steep slopes and woodlands to prevent increased runoff and degradation of stream valleys and headwater areas.

2-H. Preserve and protect woodland resources to maintain character, wildlife habitat, and natural diversity.

2-I. Preserve and promote the continuance of open space and greenway connections to maintain wildlife habitat and natural diversity.

2-J. Examine, encourage, and promote public and private options for open space conservation, such as conservation easements, other private land conservation approaches, and acquisition.

2-K. Support sustainable land use practices within the region.

2-L. Utilize the preservation and conservation techniques specified in existing documents such as the *Sustainable Watershed Management for Northern Chester County Watersheds* (2000) when developing recommendations for the protection of resources in the Region.

HISTORIC RESOURCES GOAL *Identify and conserve the historic resources that contribute to the Region's heritage and protect these features from encroachment of incompatible development.*

OBJECTIVES

3-A. Encourage the continued integrity of historic resources and villages within their historic landscapes.

3-B. Champion the use of tax relief programs, open space covenants, and federal, state, County, and private programs and grants for historic preservation.

3-C. Enact, enforce, and promote laws and ordinances which protect historic resources and districts, and which mitigate the impact of development on these resources.

3-D. Provide materials to landowners of historic properties outlining options available to preserve and/or rehabilitate onsite historic structures or uses.

3-E. Promote effective review processes and encourage developer and Historical Commission participation during the development review process.

3-F. Recognize the importance of historic and archaeological resources, and work to identify and protect them.

SCENIC RESOURCES GOAL *Identify and maintain the integrity of scenic resources that define the rural character of the Region.*

OBJECTIVES

4-A. Define and identify resources that visually characterize the rural landscape of the Region, including scenic roads, scenic vistas, visual accents as well as visual intrusions on such resources.

4-B. Maintain the quality of scenic resources by developing and implementing appropriate land use strategies and regulatory measures.

4-C. Maintain the quality of scenic resources by implementing appropriate protection efforts and activities such as community education.

4-D. Reduce the impact on the "Dark Skies" of the Region by closely regulating lighting standards in municipal ordinances.

RECREATION RESOURCES GOAL *Maintain and improve the environment and quality of life for residents of the Region through the provision of formal and informal parkland and recreational facilities.*

OBJECTIVES

5-A. Inventory and evaluate existing recreational programs, lands, and facilities available to residents of the Region ranging from organized sports to the arts.

5-B. Establish coordination and integration of public and private recreational efforts to take maximum advantage of all land, facility, programming, and funding sources.

5-C. Promote opportunities for the use and enjoyment of natural resources on public lands.

5-D. Encourage the creation and connection of trails and pathways in order to provide a regional pedestrian circulation system.

AGRICULTURAL RESOURCES GOAL *Support the preservation of agriculture as a viable business, an open space resource, and a component that defines the character of the Region.*

OBJECTIVES

6-A. Provide support and assistance for farmers to continue to use their land for agricultural production, animal husbandry, and related businesses while recognizing their full range of property rights.

6-B. Encourage and support farmland protection through the use of private and public measures including, but not limited to Agricultural Security Areas, conservation easements, property tax relief programs, and public bond act programs.

6-C. Encourage the conservation of prime agricultural soils for agricultural purposes.

6-D. Encourage and promote farmland protection through alternative development options such as: conservation development, effective agricultural zoning, and transferable development rights.

6-E. Reduce or eliminate undue restrictions on agricultural operations in order to promote their continuation.

6-F. Encourage the location of compatible land uses adjacent to agricultural areas to reduce the potential for border conflicts.

IMPLEMENTATION

The Implementation Plan establishes the programs, regulations, and policies for guiding resource planning in the Northern Federation Region. The actions shown in the following tables are a summary of the recommendations described in the coinciding plan chapters. The tables include information concerning how and when the recommended strategies should be implemented. The strategies are organized in the same chapter order presented in this Regional Resource Protection Plan, with the corresponding cross-reference number in the last column of the table. Each strategy has been assigned a priority for completion as well as the group or groups who will primarily be responsible for its implementation. The primary method of implementation (ordinance, special study, etc.) is indicated in the 5th column of the table.

STATUS

The Plan recognizes that all actions cannot be accomplished at once. Four priorities have been established for the completion of the implementation strategies. These priorities represent the importance to the Region for initiating and completing various plan actions. Actions that are "on-going" in nature are not assigned a priority, as they represent a continuous effort or the continuation of a program that is already in progress.

High: Strategies that should be implemented within the next one to two years. Immediate actions primarily apply to ordinance amendments that can be accomplished relatively quickly, or the first step in a long-term program.

Medium: Actions to be implemented within the next three to five years.

Low: Actions to be implemented within the next five to ten years or when funding becomes available.

Ongoing: Actions that will require a continued effort. The initial action, if not already begun, should be undertaken in the next one to two years. These actions often involve monitoring or the continuation of existing programs.

RESPONSIBILITY

The group or groups with primary responsibility for implementing a particular Action is listed under this heading. Generally, the groups that have the most responsibilities assigned to them are the planning commissions (either local or regional), supervisors or borough councils, or municipal administration. In some cases, a special task force can be formed consisting of members from one or more of the main groups. In the case of ordinances or comprehensive plans, it is assumed that the governing body must adopt the proposed plan or ordinance, but primary responsibility is assigned to the planning commission for development of the document. It is important that elected officials of the Region take a leadership role in setting priorities and assigning groups to undertake the tasks outlined in this Chapter.

The following abbreviations have been used in the Table:

BOS	Board of Supervisors	NFT	Northern Federation Membership or Taskforce
EAC	Environmental Advisory Council	OSC	Open Space Committee or Taskforce
ENG	Municipal Engineer	PC	Planning Commission
HC	Historic Commission	RC	Recreation Commission or Committee
MCEO	Municipal Code Enforcement Officer	RHC	Regional Historic Commission
MGR	Municipal Manager/Administration		

METHOD OF IMPLEMENTATION

The Method of implementation specifies what document, tool, or method will be used to implement the Action.

Page
The page in the associated plan chapter where the discussion of the subject matter specified in the Table begins.

Table 1-2
Implementation Table

Recommendations for Regional Cooperation and Planning (Chapter 1)					
The actions outlined below serve to implement the Regional Cooperation and Planning recommendations discussed in detail in Chapter 1 of the Regional Resource Protection Plan.					
Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for the enhancement of Northern Federation meetings					
1-1	Continue to schedule and participate in monthly Northern Federation meetings to promote communication and information sharing amongst the municipal representatives of the Region.	**Ongoing**	☐ NF ☐ BOS ☐ PC	Specified in Action	1-2
1-2	Develop a "Schedule of Events" that provides members of the Region and interested parties with a schedule of activities/presentations at Northern Federation meetings.	**High**	☐ NFT	Method listed in Chapter 1 of this Plan	1-2
Recommendation for the education of residents and sharing of information					
1-3	Develop a circulation schedule and provide member municipalities with Federation Update Articles for general distribution through municipal newsletters, websites, and municipal buildings. **See Action 1-2.**	**High and Ongoing**	☐ NF ☐ BOS ☐ MGR	Designate an author and coordinate with municipal Administration	1-4
Recommendation for the continuation of Northern Federation planning efforts					
1-4	Review and prioritize, as applicable, recommendations and strategies contained in Plans previously developed by the Region.	**Medium**	☐ NF	Coordinate team to review and identify viable actions	1-7
1-5	Identify priority for future plan element to meet the Region's goal for the development of a regional comprehensive plan.	**High and Ongoing**	☐ NF ☐ BOS	Specified in Action	1-7

BOS=Board of Supervisors PC=Planning Commission RHC=Regional Historical Commission HC=Historical Commission ENG=Municipal Engineer
MCEO=Municipal Code Enforcement Officer MGR=Municipal Manager/Administration NFT=Northern Federation Taskforce EAC=Environmental Advisory or
similar entity Council RC=Recreation Commission or similar entity OSC=Open Space Committee or similar entity.

Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for the continuation of Northern Federation planning efforts (continued)					
1-6	Foster the adoption and implementation of future plan elements through the development and enactment of Intergovernmental Cooperative Planning and Implementation Agreements.	**Ongoing** based on work program	☐ NF ☐ BOS	Develop agreements as needed	1-7
Recommendation for the development of Progress Reports.					
1-7	Provide semi-annual (at a minimum) update to the Federation membership as to the progress of Plan implementation based on municipal activity.	**Ongoing**	☐ NF ☐ BOS	Municipalities present progress reports on a semi-annual basis	1-8

BOS=Board of Supervisors PC=Planning Commission RHC=Regional Historical Commission HC=Historical Commission ENG=Municipal Engineer MCEO=Municipal Code Enforcement Officer MGR=Municipal Manager/Administration NFT=Northern Federation Taskforce EAC=Environmental Advisory or similar entity Council RC=Recreation Commission or similar entity OSC=Open Space Committee or similar entity.

Recommendations for Natural Resources Protection (Chapter 2)

The actions outlined below serve to implement the Natural Resources recommendations discussed in detail in Chapter 2 of the Regional Resource Protection Plan. The Natural Resources Plan recommends a regional approach to resource protection.

Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation For the Coordination of Resource Protection Standards This recommendation refers to Table C-1 thru C-9 in Appendix C. These tables include multiple municipal recommendations for the protection of natural resources and should be reviewed by each of the Federation municipalities for prioritization.					
2-1	Implement consistent protection standards in each municipality in order to provide the most effective regional strategy for resource protection.	**High**	☐ BOS ☐ PC ☐ EAC	Amend Zoning Ordinance and/or SLDO as indicated in Appendix C	2-3
Recommendation For Water Resources Plans and Studies					
2-2	Implement the applicable recommendations of the *Sustainable Watershed Management Plan*, *Watersheds,* and the applicable *Watershed Action Plans*.	**Ongoing**	☐ BOS ☐ PC ☐ EAC	Update Comprehensive Plan and Amend Zoning Ordinance and/or SLDO	2-9
Recommendation For Stormwater Management					
2-3	Implement stormwater management best management practices based on the *Model Stormwater Management Ordinance* developed by the Chester County Water Resources Authority or similarly comprehensive stormwater management regulations.	**High**	☐ BOS ☐ PC ☐ EAC	Amend SLDO or develop a stand-alone ordinance as determined by municipality	2-10
Recommendation for Erosion and Sedimentation Control					
2-4	Establish a partnership with the Chester County Conservation District (CCCD) and take advantage of the review service offered by the District.	**High**	☐ BOS ☐ PC ☐ EAC	Enter into a Memo of Understanding with CCCD	2-11

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Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for Erosion and Sedimentation Control (continued)					
2-5	Review and revise, as necessary, soil erosion and sedimentation regulations to bring them into compliance with CCCD recommendations and/or standards.	**High**	☐ BOS ☐ PC ☐ EAC	Amend SLDO or develop stand-alone ordinance as determined by municipality	2-11
Recommendation for the Reduction of Impervious Coverage					
2-6	Review and amend impervious surface percentages in each municipal zoning ordinance, as necessary, to reduce the amount of impervious surfaces while increasing the amount of infiltration area associated with subdivision and land development in all zoning districts.	**High**	☐ BOS ☐ PC ☐ EAC	District Area and Bulk Regulations in Zoning Ordinance	2-12
2-7	Review and Amend requirements in municipal ordinances to allow the use of porous paving in certain applications to promote the use of this alternative to standard asphalt paving.	**High**	☐ BOS ☐ PC ☐ EAC	Zoning Ordinance and/or SLDO, as applicable	2-12
Recommendation for preserving vegetation, promoting the use of native plant species, and prohibiting the use of invasive species.					
2-8	Review and revise plant lists in municipal ordinances to identify and promote the use of a diversity of native plant species and prohibit the use of invasive plant species.	**High**	☐ BOS ☐ PC ☐ EAC	Zoning Ordinance and/or SLDO (See Appendix 4 for sample plant lists)	2-15
2-9	Review and revise plant lists in municipal ordinances in order to specify groups of plants that are appropriate or adaptable to specific planting situations.	**High**	☐ BOS ☐ PC ☐ EAC	Amend Zoning Ordinance and/or SLDO (See Appendix 4 for sample plant lists)	2-15
2-10	Review and consider the implementation of recommendations that address the protection of the Hopewell Big Woods and Pennsylvania Highlands.	**High**	☐ BOS ☐ PC ☐ EAC	Specified in Action	2-15

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Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for preserving vegetation, promoting the use of native plant species, and prohibiting the use of invasive species (continued) .					
2-11	Revise the development and design standards section in each municipal subdivision and land development ordinance to include Tree Protection Zone specifications. In addition, any Tree Protection Zones should be identified on the conservation plan that is required with the submittal of a preliminary plan.	**High**	☐ BOS ☐ PC ☐ EAC	Amend Zoning Ordinance and SLDO (See Chapter 2 for TPZ specifications)	2-15
Recommendation for the Establishment of Open Space/Wildlife Corridors/Greenways					
2-12	Review municipal open space resources maps and develop a map of public and private open space resources in the Region in order to identify where connection of these resources by open space/wildlife corridors/greenways is possible.	**Medium**	☐ NF ☐ BOS ☐ PC ☐ OSC ☐ EAC	Specified in Action	2-16
2-13	Revise municipal land use plans and zoning regulations to promote and/or require the implementation of open space/wildlife corridors/greenways through the development process and/or Township acquisition.	**Medium**	☐ BOS ☐ PC ☐ OSC ☐ EAC	Update Comprehensive Plan and Amend Zoning Ordinance	2-16
Recommendation for Conservation Development					
2-14	Review the Chester County Planning Commission's *Cluster Subdivision Design Guide, A Practical Guide to Effective Cluster Subdivision Design* (2003) for examples of good conservation development subdivision design throughout the County and model ordinance language.	**High**	☐ BOS ☐ PC	Specified in Action	2-17
2-15	Determine if the municipality is achieving the desired type of conservation development design. If not, update ordinance language and communicate desired strategies to developers to get the preferred outcome.	**High**	☐ BOS ☐ PC ☐ OSC ☐ EAC	Amend Zoning Ordinance	2-17

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Recommendation for Net-out of Natural Resources					
2-16	Review and revise and/or establish net-out provisions to enhance protection and preservation of natural resources and open space.	**Medium**	☐ BOS ☐ PC ☐ OSC ☐ EAC	Amend Zoning Ordinance	2-19
Recommendation for a Transfer of Development Rights (TDR) Program					
2-17	Determine if TDR is an appropriate mechanism for the municipality to protect natural, scenic, and agricultural resources. If it is, adopt regulatory language, or for those municipalities that already permit TDR, review ordinance language and revise as necessary to promote implementation.	**Medium**	☐ BOS ☐ PC ☐ OSC ☐ EAC	Specified in Action	2-20
Recommendation for the preservation of open space through private conservation measures					
2-18	Promote coordination and communication between the Region's existing land trusts. Information on the full range of options that landowners' have for preserving open space could be distributed by the Region and its municipalities.	**Medium**	☐ BOS ☐ PC ☐ OSC ☐ EAC		2-21

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Recommendations for Historic Resources Protection (Chapter 3)

The actions outlined below serve to implement the Historic Resources recommendations discussed in detail in Chapter Three of the Regional Resource Protection Plan.

Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for Updates to Historic Surveys					
3-1	Identify and evaluate historic resources in the Region in a comprehensive and consistent manner, ideally through a comprehensive regional historic resource survey, or on an individual municipal basis by updating existing municipal historic resource inventories using consistent standards and type/level of information and then analyzing on a regional basis.	**Medium (Ongoing after Survey is completed)**	☐ RHC ☐ HC	Comprehensive Historic Resources Survey and Map (which may also be an amendment to a regional or municipal Comprehensive Plan)	3-3
Recommendation for Additional Nominations to the National Register of Historic Places					
3-2	Continue to identify and prioritize properties that should pursue DOEs and/or National Register listing, and educate property owners about the National Register.	**Ongoing**	☐ RHC ☐ HC	DOE and/or National Register listing	3-4
3-3	Consider undertaking a thematic approach to National Register nominations, for example a farmhouse theme or iron furnace theme.	**Ongoing**	☐ RHC ☐ HC	DOE and/or National Register listing	3-4
3-4	Consider applying for a National Historic Landmark thematic nomination for: ▪ Iron Furnaces (some of which are already on the National Register) including Reading Furnace, Warwick Furnace, Cupola Furnace, Hopewell Furnace, Rock Run Furnace (aka Kristeen Furnace); ▪ Their charcoal lands; and ▪ A unique form of black granite found at St. Peters in Warwick Township.	**Medium**	☐ RHC ☐ HC	National Historic Landmark status	3-4

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Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for the Investigation of Additional Historical Markers					
3-5	Actively plan, through the coordinated regional comprehensive historic resource survey process, for which sites of additional historic markers should be nominated, and continue to pursue those additional historic markers.	**When historic Resources Survey is undertaken**	☐ RHC ☐ HC	Comprehensive Historic Resources Survey and Map	3-7
3-6	Investigate applying for historic markers at certain identified sites in the Region: ▪ Consider the state marker program for the potential marker at the future Village of Glenmoore National Register Historic District in Wallace Township. ▪ Apply for a state marker on the site of the Reading Furnace. ▪ Consider other potential state historical marker locations in the Region including: replacing the Warwick Furnace marker, installing markers at Coventryville, and Pottstown Landing.	**Low**	☐ RHC ☐ HC	State Historic Marker installation	3-7
Recommendation for Promoting the Role of Local Historical Commissions					
3-7	Consider establishing a Historical Commission in municipalities in the Region that do not have one in place.	**Medium**	☐ BOS	Ordinance to establish an Historical Commission	3-7
3-8	Review Historical Commission establishment ordinance language to ensure that major ordinance elements are included, and encourage and adopt consistent duties, regulations, and standards for Historical Commissions across the Region.	**Medium**	☐ BOS ☐ HC	Enabling Ordinance to establish an Historical Commission	3-7

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Recommendation for Promoting the Role of Local Historical Commissions (continued)					
3-9	Consider creating a regional Historical Commission to focus on regional preservation issues, the first of which could be the completion of a regional Comprehensive Historic Resource Survey.	**Medium**	☐ BOS ☐ NFT	Enabling Ordinance to establish a regional Historical Commission	3-7
Recommendations for Historic Overlay Zoning and other Historic Resource Protection Zoning Provisions					
3-10	Foster consistent implementation of historic resource protection policy and recommendations through consistent zoning revisions on a region-wide basis.	**Ongoing**	☐ BOS ☐ PC ☐ HC ☐ RHC	Zoning Ordinance	3-10
3-11	Ensure that historic resources regulations are compatible with other zoning provisions in order to reduce conflict and potential negative impacts on resources or historic preservation efforts.	**Ongoing**	☐ PC ☐ HC	Zoning Ordinance	3-10
3-12	Endorse continued commitment to historic resource protection through historic overlay zoning: ▪ Continue to maintain the historic zoning overlay in the seven out of nine municipalities in the Region which currently have these regulations in place. ▪ Encourage E Nantmeal to continue working to complete the development of historic overlay regulations. ▪ Encourage E Coventry to also consider historic overlay zoning.	**High**	☐ BOS ☐ PC ☐ HC	Zoning Ordinance	3-10
3-13	Consider enacting other types of zoning standards to further the protection of historic resources; Several municipalities in the Region include other historic resource protection zoning provisions (see Figure 8-2) and the other municipalities in the Region could also consider this measure.	**Medium**	☐ BOS ☐ PC ☐ HC	Zoning Ordinance	3-10

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Recommendations for SLDO Regulation Revisions					
3-14	Consider requiring historic resources and archeological resources be delineated on subdivision and land development plans. This requirement should be included in the SLDO under the Plan Requirements section.	**High**	☐ BOS ☐ PC ☐ HC	SLDO	3-13
3-15	Formally allow Historical Commissions to advise and work with applicant in the plan review process through SLDO requirements and through Stormwater Management requirements.	**High**	☐ BOS ☐ PC	SLDO Stormwater Management Ordinance	3-13
3-16	Consider adopting other types of SLDO standards such as the examples listed under *SLDO Regulation Revisions*.	**Medium**	☐ BOS ☐ PC ☐ HC	SLDO	3-13
Recommendations for Act 167 Certified Local Historic Districts and HARB Regulations					
3-17	Investigate pursuing Act 167 certified local historic district regulations for existing and future National Register listed or eligible historic districts which are not protected through local land use regulations or which wish to have further protective regulations.	**Low**	☐ BOS ☐ HC	Act 167 Local Historic District Ordinance	3-15
Recommendation for Consideration of a Village Protection Program					
3-18	Continue initial village protection planning efforts that have occurred to date in the Region and adopt a Village Protection Program as part of municipal (or regional) Comprehensive Plans on a region-wide basis.	**Medium**	☐ BOS ☐ PC	Survey/inventory and regional and/or municipal Comprehensive Plan	3-15
3-19	Implement strategies resulting from the Village Protection Program through zoning, SLDO, design guides, and through other implementation measures.	**Medium and Ongoing**	☐ BOS ☐ PC	Zoning Ordinance, SLDO, Design Guide, and other strategies that result from Village Plan	3-15

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Recommendation for Transferable Development Rights (TDR)					
3-20	Consider implementing a region-wide TDR program to help protect historic and other resources discussed in this Plan.	**Medium**	☐ BOS ☐ PC ☐ NFT	See **Chapter 2**	3-19
Recommendation for Effective Agricultural Zoning					
3-21	Consider adopting effective agricultural zoning to help protect the historic rural agricultural resources of the Region.	**High**	☐ BOS ☐ PC	See **Chapter 2**	3-19
Recommendation for Encouragement of Infill Development					
3-22	Undertake educational initiatives to increase awareness of the advantages of infill development in the Region.	**Ongoing**	☐ HC ☐ RHC ☐ NFT	Educational materials, newsletters, Workshops, Provide advice/guidance	3-19
3-23	Provide appropriate land uses and dimensional standards in zoning to help encourage infill, particularly in historic districts and villages.	**High**	☐ BOS ☐ PC ☐ HC	Zoning Ordinance	3-19
Recommendation for Implementing Individual Municipal Comprehensive and Open Space Plan Recommendations					
3-24	Continue to implement those detailed individual municipal recommendations from municipal Comprehensive and Open Space Plans outlined in Chapter 8.	**Medium and On-going**	☐ BOS ☐ PC ☐ HC	Methods listed in Chapter 8 of this Plan	3-20
3-25	Implement actions of this Plan which have applied the types of recommendations included in individual municipal plans (outlined in Chapter 8) on a regional basis to strive to create consistency in historic resource protection throughout the Region.	**Ongoing**	☐ BOS ☐ PC ☐ HC ☐ RHC ☐ NFT	Methods listed in Chapter 8 of this Plan	3-20

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Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for Building Code Considerations					
3-26	Continue to use the Existing Building Code provisions and promote requirements which encourage the re-use of existing older and historic buildings.	**Ongoing**	☐ BOS ☐ MCEO	UCC Existing Building Code provisions	3-21
Recommendation for Participation in the Certified Local Government Program (CLG)					
3-27	Investigate the special status as a CLG program member as a strategy to provide additional access to information, technical assistance, and funding opportunities for historic preservation.	**High**	☐ HC ☐ MGR	CLG application	3-21
Recommendation for Encouragement of Preservation Easements and Other Measures					
3-28	Encourage the sale or donation of easements, deed restrictions, and restrictive covenants (for agricultural, facade, resource protection or open space purposes), as a strategy for individual owners of historic resources.	**Ongoing**	☐ PC ☐ HC ☐ RHC ☐ NFT	Educational materials about Conservation and Facade Easements	3-22
Recommendation For Act 537 Sewage Facilities Planning Review Recommendations					
3-29	Be diligent in the Act 537 review process to ensure the municipality has received all components of a planning module, including the review from PHMC, prior to granting preliminary or final plan approval.	**High and then Ongoing**	☐ MGR ☐ ENG	Administrative	3-23
3-30	Ensure the applicant gets all necessary paperwork to the municipality in time for proper review prior to any approvals and/or conditional approvals.	**High and then Ongoing**	☐ MGR ☐ ENG	Administrative	3-23
3-31	Monitor all subdivision and land development projects for projects which possess potential destruction or alteration of historic resource.	**High and then Ongoing**	☐ HC ☐ MGR ☐ PC	SLDO standards	3-23

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Recommendation For Act 537 Sewage Facilities Planning Review Recommendations (continued)					
3-32	Work with DEP and PHMC officials at the State level to improve the overall Act 537 review process and to rectify any shortfalls in the process.	**High and then Ongoing**	☐ BOS ☐ PC ☐ ENG ☐ HC ☐ RHC ☐ NFT	Communication and Advocacy strategies	3-23
Recommendation for Legislative Action					
3-33	Play a strong role in advocating pending federal and State legislation which promotes historic resource protection, and in assisting development and promotion of future legislation.	**Ongoing**	☐ BOS ☐ HC ☐ RHC ☐ NFT	Advocacy strategies (contact legislators, provide informational materials, workshops about legislation, poll constituents)	3-24
Recommendation for the Creation of Historic Design Guidelines					
3-34	Develop historic design guidelines in the Region which are appropriate for different types of areas in the Region (villages to more rural or open settings) and take into account characteristics of existing structures and sites, development patterns, and regional context.	**Low**	☐ HC ☐ RHC	Historic Design Guide	3-25
Recommendation for Internal Regional Communication Improvements					
3-35	Strive for the various municipal entities both within and between municipalities to 1) provide Increased communication with one another; 2) provide clarification and further definition of their roles in relation to one another; and 3) promote historic resource protection in a unified fashion within each municipality and throughout the Region.	**High and then Ongoing**	☐ BOS ☐ PC ☐ HC ☐ RHC	Communication, Historic Commission enabling language, Zoning Ordinance, SLDO	3-26

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Recommendation for Internal Regional Communication Improvements (continued)					
3-36	Strive for all municipal Historic Commissions/entities to provide reasonably consistent function and levels of advice to their BOSs, PCs, and communities, and implement Action 3-10.	**High and then Ongoing**	☐ BOS ☐ HC ☐ RHC	Communication, Historic Commission enabling language	3-26
Recommendation for Community Education and Public Involvement Recommendations					
3-37	Actively invite community involvement and participation in historic preservation efforts through the Historical Commission, in addition to other historic-related entities.	**Ongoing**	☐ BOS ☐ PC ☐ HC ☐ RHC	Newspapers, newsletters, pamphlets, educational programs, speakers, special events, in libraries, municipal buildings, on websites, through plaques and public recognition.	3-26
3-38	Make information about historic preservation activities widely available to residents and other interested regional parties.	**Ongoing**	☐ HC ☐ RHC		3-26
3-39	Implement some of the variety of methods (provided in Chapter 3) to invoke public involvement and support for historic preservation.	**Ongoing**	☐ HC ☐ RHC	See list in Chapter 3	3-26
Recommendation for Promotion of Resource Restoration					
3-40	Continue to encourage the physical restoration of historic properties in the Region and work with property owners to provide general guidance and direction on where to find appropriate information about restoration and historic preservation.	**Ongoing**	☐ HC ☐ RHC ☐ NFT	Educational materials, newsletters, Workshops, Provide advice/guidance	3-27

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Recommendation for Encouragement of Adaptive Reuse and Conversion of Buildings					
3-41	Continue to encourage adaptive reuse of historic buildings through additional or enhanced uses and other provisions in zoning.	**Ongoing**	☐ BOS ☐ PC ☐ HC ☐ RHC	Zoning Ordinance	3-28

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Recommendations for Scenic Resources Protection (Chapter 4)

The actions outlined below serve to implement the Scenic Resources recommendations discussed in detail in Chapter Four of the Regional Resource Protection Plan.

Action #	Action	Status	Responsibility	Method of Implementation	Page
General Recommendation For Scenic Resources					
4-1	Update municipal Open Space, Recreation and Environmental Resources Plans in order to address the following and then update municipal ordinances as needed to implement the findings of the updated Open Space plans: ▪ Impacts to resources resulting from new development. ▪ Changes to legislation resulting in a municipality's ability to protect resources. ▪ Recognized additional resources.	**High**	☐ PC ☐ BOS ☐ EAC	Update municipal OSRERP as an addendum to the Comprehensive Plan. Zoning Ordinance SLDO	4-2
Recommendations For Scenic Roadway Designation					
4-2	Update scenic roadways' inventory by touring the municipalities with a list of specific criteria or "site selection criteria." Rate and map the findings. Then update municipal ordinances to guide growth and development to areas less likely to impact scenic roadways rated as significant or most important.	**High**	☐ PC ☐ Municipal Volunteers ☐ NFT ☐ BOS ☐ HC	Tour the municipality or the Region. If done at the municipal level, share the findings with the Region. Update Zoning Ordinance and SLDO	4-3
4-3	Explore implementing a scenic overlay district along the municipalities' most significant scenic roadways to protect viewsheds along those roads.	**High**	☐ PC ☐ BOS	Zoning Ordinance	4-3

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Recommendations For Roadway Functional Classification					
4-4	Consider adopting the Chester County roadway functional classification (2003), or establish a regional roadway functional classification based upon municipal plans.	**Medium**	☐ PC ☐ BOS	SLDO - Review and, if needed, revise design standards, such as right-of-way and street widths, grades, and street alignments, so they are appropriate for their designated functional classification.	4-4
4-5	Consider undertaking a regional transportation comprehensive plan element to determine and prioritize, among other things, ways to protect scenic roadways.	**High**	☐ NFT ☐ PC ☐ BOS	Discuss the need for such a work product	4-4
Recommendations For Scenic Roadway Programs					
4-6	Participate in PennDOT's Adopt a Highway Program and the Great Pennsylvania Cleanup Program.	**Medium**	☐ PC ☐ MGR	Organize volunteers and participate in programs.	4-8
4-7	Consider "turning back" select scenic roadways from state to municipal ownership for more local control and preservation. Coordinate efforts with the Region.	**Medium and Ongoing**	☐ PC ☐ Road Masters ☐ MGR ☐ BOS	Determine if it is in the best interest to accept additional turn-backs of roads and if there is capacity to handle the maintenance responsibilities of additional roads. Begin turn-back if analysis indicates it is beneficial.	4-8

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4-8	Investigate the Pennsylvania Byway Program to determine if there are eligible roadways within the Region.	**High**	☐ PC ☐ NFT	Nominate the roadway, or portion thereof, to PennDOT for consideration to the program.	4-9
Recommendations For Scenic Viewsheds					
4-9	Inventory (or update) scenic vistas or viewsheds, either from roadways or from trails, with a list of specific criteria or "site selection criteria." Once the viewsheds have been identified, update municipal ordinances to guide development to areas less likely to impact the vistas rated or ranked as significant or most important.	**High**	☐ PC ☐ Municipal Volunteers ☐ NFT ☐ BOS	Tour each municipality or the Region. If done on the municipal level, share the findings with the Region. Zoning Ordinance SLDO	4-9
Recommendation For Scenic Landforms					
4-10	Identify landforms of regional significance, and guide development away from such resources by updating municipal ordinances.	**High**	☐ PC ☐ BOS	Zoning Ordinance	4-10
Recommendation For Scenic Natural Features					
4-11	Investigate implementing a scenic river overlay district along the French Creek and its tributaries and the Schuylkill River and its tributaries.	**High**	☐ PC	Zoning Ordinance (See Chapter 2 for specific recommendations on natural features.)	4-11
Recommendation For Scenic Man-made Resources					
4-12	Adopt ordinance language to encourage property owners to preserve such scenic resources as historic structures, bridges, stone walls, and fences and to keep them in good repair.	**High**	☐ PC ☐ HC ☐ BOS	Zoning Ordinance (See Chapter 3 for specific recommendations)	4-12

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Recommendation For Scenic Man-made Resources					
4-13	Investigate historic preservation options, such as historic overlay districts.	**High**	☐ PC ☐ HC	Zoning Ordinance (See Chapter 3 for specific recommendations)	4-12
Recommendations For Continued Dark Skies					
4-14	Educate residents on the importance of dark skies protection through municipal newsletters and websites. Adopt ordinance language to diminish the impact of lighting, and promote dark skies through ordinance language that prevents glare and light pollution by requiring the use of reasonable lighting levels, luminaries that do not emit glare and light above the horizontal, and automatic extinguishing of lighting when it is not needed.	**High**	☐ PC ☐ BOS ☐ EAC	Articles Township Newsletters and Website. Zoning Ordinance (See Chapter Four for Minimum Standards.)	4-13
Recommendation For the Limerick Generating Station					
4-15	Ensure that natural resources that provide screening to reduce the visual impact within the Limerick viewshed, such as woodlands, are preserved and protected in accordance with Chapter Two, Natural Resources Protection Plan.	**High**	☐ PC ☐ BOS	Zoning Ordinance	4-15
Recommendation For Outdoor Signage, Including Billboards and Advertising					
4-16	Adopt ordinance language consistent with the minimum standards that the Region recommends to diminish the impact of outdoor signage, including billboards and advertising.	**High**	☐ PC ☐ BOS	Zoning Ordinance (See Chapter Four for Minimum Standards.)	4-16
4-17	Investigate the PA Byways Program for appropriate roadway corridors in the Region in order to eliminate the threat of billboards on those roadway segments (as outdoor advertising is prohibited on designated scenic byways).	**Medium**	☐ PC ☐ NFT	See **ACTION 4-10**	4-16

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Recommendation For Cell Towers					
4-18	Adopt ordinance language to diminish the impact of cell towers, or if the municipality has already established regulatory language, review the ordinances to determine if the language is consistent with the minimum standards that the Region recommends.	**High**	☐ PC ☐ BOS	Zoning Ordinance (See Chapter Four for Minimum Standards.)	4-17
Recommendation For Parking Design Issues					
4-19	Adopt ordinance language to diminish the impact of parking design that is insensitive to the scenic aesthetic, or if the municipality has already established regulatory language, review the ordinances to determine if the language is consistent with the minimum standards that the Region recommends.	**High**	☐ PC ☐ BOS	Zoning Ordinance (See Chapter Four for Minimum Standards.)	4-18
Recommendation For Stormwater Management Facility Design					
4-20	Adopt ordinance language to diminish the impact of stormwater management design that is insensitive to the scenic aesthetic, or if the municipality has already established regulatory language, review the ordinances to determine if the language is consistent with the minimum standards that the Region recommends.	**High**	☐ PC ☐ BOS	Zoning Ordinance (See Chapter Four for Minimum Standards.)	4-18
Recommendation For Underground Utility Installation					
4-21	Adopt ordinance language to diminish the impact of overhead utilities, or if the municipality has already established regulatory language, review the ordinances to determine if the language is consistent with the minimum standards that the Region recommends.	**High**	☐ PC ☐ BOS	Zoning Ordinance (See Chapter Four for Minimum Standards.)	4-19

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Recommendation For Abandoned Buildings and Property Maintenance Issues					
4-22	▪ Consider adopting adaptive reuse provisions in the zoning ordinance to help mitigate the impact of abandoned buildings. ▪ Consider establishing a property maintenance ordinance to prohibit out of control weeds, uncut grass (over a certain height), or "junk" (which must be specifically defined). ▪ If these types of regulations are already established, review the standards to determine if they are consistent with the minimum standards the Region recommends.	**High**	☐ PC ☐ BOS	Zoning Ordinance (See Chapter Four for Minimum Standards.) Property Maintenance Ordinance	4-20
Recommendations For Conservation Development See **Actions 2-14 and 2-15** in Chapter 2.					
Easements and Land Purchase See Chapter 5, Recreation Resources Plan for open space Recommendations and Chapter 6, Agricultural Resources Plan for agricultural conservation easement Recommendations. See **Action 5-11** in Chapter 5 and **Actions 6-4 thru 6-7** in Chapter 6.					
Recommendations For Effective Agricultural Zoning See **Actions 6-21 thru 6-23** in Chapter 6.					
Recommendation For Transfer of Development Rights (TDR) See **Actions 2-17** in Chapter 2.					
Recommendation For Community Education Activities					
4-23	Continue to participate in, or consider participating in community education activities such as the Chester County Parks and Recreation Department's "Town Tours and Village Walks," bridge tours, Earth Day programs, and newsletter/website updates.	**High and Ongoing**	☐ PC ☐ MGR ☐ Other applicable local commissions or committees ☐ NFT	Participation in community education activities	4-22

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Plan Recommendations for Recreation Resources (Chapter 5)					
The actions outlined below serve to implement the plan recommendations discussed in detail in Chapter Five of the Regional Resource Protection Plan.					
Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for Regional and Sub-Regional Facilities					
5-1	Continue to provide information to the representatives of the Northern Federation pertaining to any changes in programming, facilities, or plans for expansion that may impact municipalities in the Region.	**Ongoing**	☐ BOS ☐ RC	Reports to NF membership at monthly meetings, as necessary	5-3
Recommendation for Institutional Facilities					
5-2	Continue to communicate with operators of institutional facilities in order to provide up-to-date information to municipal residents as to the availability, condition, and operating hours of these facilities.	**Ongoing**	☐ BOS ☐ RC	Contact operators of these facilities and provide updates on municipal websites and newsletters	5-4
5-3	Continue to invite representatives of the Owen J. Roberts (OJR) School District to participate in regularly scheduled Northern Federation meetings in order to keep the lines of communication open with the operating authority of institutional facilities.	**Ongoing**	☐ NFT ☐ RC	See **ACTION 1-1** and **1-2**	5-4
Recommendation for Neighborhood and Mini Facilities					
5-4	Update individual municipal open space, recreation, and environmental resources plans as part of municipal comprehensive plans in order to provide a clear vision of the need for future facilities based on municipal impacts such as increased population.	**Medium**	☐ PC ☐ RC ☐ BOS	Update Municipal Comprehensive Plan	5-5
5-5	Encourage recreation boards and commissions to fiscally plan for the development and management of future recreation facilities through the use of a Capital Improvements Program (CIP) or similar program.	**Medium**	☐ BOS ☐ RC	Creation of CIP or similar program	5-5

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Recommendation regarding Parks and Recreation Board Activities					
5-6	Consider the establishment of joint recreation boards in order to address recreation needs, associated capital expenditures, programming, and management of recreational facilities on a multi-municipal basis. This type of venture may be most appropriate for municipalities that are located adjacent to boroughs.	**Medium**	☐ BOS ☐ RC	Municipal Leaders from adjacent municipalities should meet to discuss the potential benefits of a joint recreation board	5-5
5-7	Consider the establishment of a Regional Recreation Commission for the Northern Federation municipalities in order to address recreation needs, associated capital expenditures, programming, and management of recreational facilities on a regional basis.	**Low**	☐ NFT ☐ BOS ☐ RC	Meet with the leadership of the 9 municipalities of the Federation to discuss the potential benefits of a Regional Recreation Commission	5-5
Recommendation regarding Commercial/Private Recreation Facilities					
5-8	Continue to communicate with operators of commercial facilities in order to provide up-to-date information to municipal residents as to the availability, condition, associated fees, and operating hours of these facilities.	**Ongoing**	☐ NFT ☐ EAC	See **ACTION 1-2**	5-7
Recommendation regarding Environmental Facilities					
5-9	Continue to involve environmental groups in the activities of the Region and provide facilities for presentations pertaining to new techniques in environmental and resource protection.	**Ongoing**	☐ NFT ☐ EAC	See **ACTION 1-2**	5-7

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Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for the development of a Facilities Brochure					
5-10	Consider the development of a recreation facilities brochure to document the public parkland and recreation facilities available to residents of and visitors to the Region. A brochure of this type should be updated on a regular basis as recreation facilities are expanded and/or established often.	**Medium and Ongoing**	☐ NFT ☐ BOS ☐ RC	Recreation Committee members and Township Officials should meet to discuss the benefits of a facilities brochure and possible funding	5-7
Recommendation for the Chester County Landscapes 21st Century Fund					
5-11	Consider participating in the Chester County Landscapes 21st Century Fund in order to meet municipal responsibilities for providing public park lands for the recreation and open space needs of their residents.	**Medium**	☐ BOS ☐ RC	Contact program representatives listed in Chapter 5	5-8
Recommendations regarding local and regional trail facilities					
5-12	Consider the inclusion of existing and future public trail facilities on municipal official maps (and ordinances). Further, municipal officials should consider the development of a trail master plan that focuses on connection and circulation as they relate to trail/sidewalk facilities.	**Medium and Ongoing**	☐ BOS ☐ PC ☐ RC	Official Map and Ordinance	5-9
5-13	Consider the development of a regional public trail system master plan. This plan should identify the location of trail corridors and provide a plan for connection or the linking of these facilities to other similar uses in the Region.	**Medium**	☐ NFT ☐ BOS ☐ RC	Method listed in Chapter 5 of this Plan	5-9
Recommendation regarding cooperation with local and regional Trail Groups					
5-14	Consider requesting the input of representatives of trail clubs/groups and advocacy groups when implementing Trail Plan Recommendations.	**Medium**	☐ RC	Contact representatives of active trail clubs and groups for their input	5-10

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Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendations for Implementation of Bikeway Network					
5-15	Investigate the creation of appropriate bicycle facilities on state and local roadways.	**Medium**	☐ BOS ☐ PC ☐ RC	Update Transportation strategies in Comprehensive Plan and amend Zoning Ordinance	5-11
5-16	Continue to work with PennDOT's Chester County maintenance unit to assure that routine road maintenance is conducted on a regular basis, particularly on designated cycling routes.	**Medium**	☐ BOS ☐ PC ☐ RC	Specified in Action	5-11
5-17	Consider providing a concerted educational effort for both adults and school age children in order to reduce the amount of unsafe riding and to change common misperceptions on the part of both cyclists and motorists regarding how to safely ride a bicycle in traffic and how motorists can safely interact with cyclists in traffic.	**Ongoing**	☐ BOS ☐ RC	Specified in Action	5-11
Recommendation for Community Events and Organizations					
5-18	Consider the inclusion of Regional community event announcements in the Federation Update Article to be distributed in Municipal Newsletters and websites.	**Ongoing**	☐ BOS ☐ RC	See **ACTION 1-3**	5-14

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colspan Recommendations for Agricultural Resources Protection (Chapter 6)					
The actions outlined below serve to implement the Agricultural Resources recommendations discussed in detail in Chapter Six of the Regional Resource Protection Plan.					
Action #	**Action**	**Status**	**Responsibility**	**Method of Implementation**	**Page**
**Recommendation for the promotion of agricultural security areas**					
6-1	Continue to promote and support agricultural security areas at the municipal level as a first step toward preservation of agricultural lands.	**Ongoing**	☐ BOS ☐ PC	Create ASAs	6-3
6-2	Inform and update the County on adopted ASA's so that landowners will be eligible to participate in County programs.	**Ongoing**	☐ MGR	Administrative	6-3
6-3	Provide educational information to new residents to help explain how ASA's work and the nuisance laws that protect farm operations. In addition share conservation successes and benefits with residents. See **ACTION 1-2**.	**Ongoing**	☐ MGR ☐ PC ☐ NFT ☐ EAC	Township and other websites, brochures, newsletters, or workshops	6-3
**Recommendation for the Agricultural Conservation Easement Purchase Program**					
6-4	Support the Commonwealth of Pennsylvania and County of Chester Agricultural Conservation Easement Purchase Program. This involves several steps (see additional actions below). ▪ Consider participating in the Agricultural Conservation Easement Purchase Program by offering funds and partnering with the County or Commonwealth to purchase agricultural easements to help preserve agriculture. ▪ Offer a financial incentive to landowners with properties that the municipality has determined are vital for continued preservation efforts without becoming a co-holder of an easement.	**Ongoing** **High and Ongoing** **Medium and Ongoing**	☐ BOS ☐ EAC ☐ MGR	Educate farmers and/or landowners about the program. Participate in the Conservation Easement Program. See also **ACTION 6-8**	6-4

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Action #	Action	Status	Responsibility	Method of Implementation	Page
Recommendation for the Chester County Challenge Grant Program for Farmland Preservation					
6-5	Support the Chester County Challenge Grant Program. This involves several steps (see additional actions below). ▪ Establish ways to raise funds for open space and agricultural land acquisition with mechanisms, such as but not limited to, an earned income tax, or bond initiatives. ▪ Pledge funds to meet the County match requirement, regardless of how the municipality chooses to raise such funds for land purchases.	**High and Ongoing** **High** **High**	☐ BOS ☐ PC ☐ OSC	Participate in the Challenge Grant Program	6-5
6-6	Create private sector partnerships with existing land trusts or support the establishment a local land trust or alternative mechanism to purchase properties independent of The Challenge Grant Program, as it is a competitive process and the program may not be a solution for every property that a municipality has determined is a high priority for preservation.	**Medium**	☐ OSC ☐ BOS	Letter of support for or lend assistance to establish a Municipal or Regional Land Trust	6-5
Recommendation for the Preservation Partnership Program					
6-7	Support nonprofit conservation organizations and land trusts in their efforts to preserve agriculture and other resources. In addition, there may be potential to partner with conservation organizations or land trusts to realize preservation opportunities.	**Ongoing**	☐ BOS	Support can be provided through local funding, landowner contact, and assessing potential for development and conservation on specific sites.	6-6

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Action #	Action	Status	Responsibility	Method of Implementation	Page
General Recommendations					
6-8	Consider financing options such as earned income taxes or bond initiatives to preserve agricultural lands.	**Ongoing**	☐ BOS	See **ACTION 6-8**	6-7
6-9	Consider establishing open space committees to help prioritize the land best suited for preservation and to undertake administrative duties, such as acquisition of funding for preservation.	**Medium**	☐ BOS	Specified in Action	6-7
6-10	Support establishing local land trusts to facilitate agricultural and open space preservation.	**Medium**	☐ BOS ☐ OSC	Letter of support	6-7
6-11	Organize municipal resources to help preserve agriculture and open space lands. This includes prioritizing parcels to preserve, establishing funding sources to show intent to preserve, and working/talking/negotiating with other parties, such as land trusts, nonprofit groups, and/or agencies, to determine potential partnerships for preservation efforts.	**Ongoing**	☐ BOS ☐ OSC ☐ EAC	Specified in Action	6-7
6-12	Include educational articles in municipal newsletters, or on the municipal websites to educate residents on important preservation topics. In addition, the Region or individual municipalities may host workshops or seminars, on important preservation topics and/or programs.	**Ongoing**		See **ACTION 1-3**	6-7
Recommendation for the promotion of Local Agricultural Uses					
6-13	Promote Community Supported Agriculture (CSA) membership and farm stand and market consumer activity by showcasing such facilities in municipal newsletters and distributing copies of the County's *Farm Stands, Markets, Orchards & Community Supported Agriculture* produce guide and map at municipal offices and community events.	**Ongoing**	☐ BOS ☐ MGR	See **ACTION 1-3**	6-8

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Recommendation for the promotion of Local Agricultural Uses (continued)					
6-14	Invite local farmers to participate in community events in order to promote agriculture and identify farmers as integral members of the community.	**Medium and Ongoing**	☐ BOS ☐ MGR	Specified in Action	6-8
Recommendation for a consistent definition of Agriculture in the Region					
6-15	Consider municipal zoning and subdivision and land development ordinances to include a definition of agriculture that is consistent with the region-wide definition of agriculture.	**Medium**	☐ PC ☐ BOS	Zoning Ordinance and SLDO	6-9
Recommendation for the revision of district statements of purpose					
6-16	Revise municipal zoning ordinances to include purpose statements (in associated districts) that reflect the regional goal for the preservation of agricultural uses.	**Medium**	☐ PC ☐ BOS	Zoning Ordinance and SLDO	6-9
Recommendation for the implementation of regulatory relief in a zoning district					
6-17	Amend municipal subdivision and land development ordinances to require that a subdivision note be included on all deeds for properties that are located adjacent to or within a specified distance from the boundary of agricultural uses that identifies the general impact of practices that take place on an agricultural property.	**High**	☐ BOS ☐ PC	Zoning Ordinance	6-10
6-18	Meet with local farmers to identify regulations that should be revised in order to reduce the burden on the agricultural community and promote the preservation of agricultural uses.	**Medium**	☐ NF ☐ BOS ☐ PC	Meet with Farmers on a Municipal and/or Regional basis	6-10
6-19	Amend municipal zoning ordinances in order to implement regulatory relief for local farmers by addressing those regulations that were identified through the completion of Action 8-24 above.	**High**	☐ BOS ☐ PC	Zoning Ordinance	6-10

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Recommendation for permitting Secondary Farm Businesses on agricultural properties					
6-20	Amend municipal zoning ordinances to permit secondary farm businesses uses on agricultural properties as by right uses.	**High**	☐ PC ☐ BOS	Zoning Ordinance	6-12
Recommendation for the Consideration of Effective Agricultural Zoning in the Region					
6-21	Review, on a regional basis, Map 11-1 to determine if an agricultural zoning district(s) can be established based on location and use of identified agricultural parcels (see Map 8-1)	**High**	☐ NF ☐ BOS ☐ PC	Specified in Action	6-13
6-22	Representatives of the Region and/or municipalities where potential districts have been identified, should meet with associated farmers/large landowners to review Effective Agricultural Zoning (EAZ) and determine if they support the change in designation.	**High**	☐ NF ☐ BOS ☐ PC	Organize Farmer's Meeting(s) on a Municipal or Regional basis.	6-13
6-23	Develop and adopt amendments to municipal zoning ordinances and maps to establish agricultural districts that require EAZ.	**High**	☐ BOS ☐ PC	Zoning Ordinance	6-13

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6-24	Support farmers and landowners however possible with the following programs (not intended as a complete list) as municipalities do not have a direct role in these programs. Several ways include educating via township newsletters, information links on the municipal websites, or holding workshops or seminars on related agricultural issues and programs. ▪ Private Landowner Assistance Program - Pennsylvania Department of Conservation and Natural Resources (DCNR) ▪ Nutrient Management Plan Implementation Program - State Conservation Commission ▪ Agricultural Management Assistance Program - United States Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) ▪ Conservation Security Program - USDA ▪ Stream Bank Fencing Programs such as: Conservation Reserve Enhancement Program (CREP) - USDA; Conservation Reserve Program (CRP) - USDA; and Wildlife Habitat Incentive Program (WHIP) - USDA, NCRS ▪ Environmental Quality Incentives Program (EQIP) - NRCS ▪ Wetland Reserve Program - NRCS ▪ Emergency Conservation Program (ECP) - NRCS ▪ Growing Greener Environmental Stewardship and Watershed Protection Act - County Conservation District (CCCD) ▪ Grassland Reserve Program – NRCS	**Ongoing**	☐ NF ☐ BOS ☐ EAC	Specified in Action	6-16

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