

**COMMUNITY CONSERVATION AND DEVELOPMENT
GOALS AND OBJECTIVES**

Need for Goals and Objectives

Any community conservation and land use management effort by its very nature must include goals. Without goals there would be little direction to the future of the community. In the case of planning for the three Townships in east central Wayne County, goals will establish the framework for change and growth management, and the foundation for maintaining key community characteristics. Goals pronounce the community's expectations and provide a vision of how the community plans to evolve into the future. Objectives are specific actions which are designed to achieve goals and satisfy community needs. Making decisions based on planning goals and attaining specific objectives improves the physical condition of the community and sustains and enhances the overall quality of life.

Community Balance

Rural communities and residents of rural communities are characteristically unique from their more urban counterparts, and have the opportunity to directly mold their communities. *The rural community is seen as the conservator of its own resources, habitat, and culture. Local citizens are directly involved in the control of community assets as they plan for the retention, enrichment, and equitable use of those assets for present and future generations.*

1. *Rural people place a high value on self-reliance and self determination. They have experience with techniques for cultural and economic survival. They can make decisions regarding their long-term interests, design and carry out programs, evaluate the results of their work, and make necessary adjustments.*
2. *Rural people value cooperation as a guide to problem solving. This attitude has evolved from generations of experience in rural living, where cooperation is a major tool of survival and community maintenance.*
3. *Long-term sustainability of a rural environment is achieved when citizens guide economic development according to the "physical carrying capacities" of the ecosystem. Land ownership is valued not just for its*

market value but also for sustaining a way of life. Consideration of the ecosystem's physical carrying capacity assumes that, although efficiency of use can vary, physical and natural resources are finite and can bear only so much use.

4. *Increasing the self-reliance of citizens in rural communities can be the basis for sustainability. A self-reliant community possesses the knowledge, skills, resources, and vision to identify changing conditions, locate appropriate technical assistance, and initiate actions in a manner that conserves the rural environment and distributes benefits in an equitable manner.*

Along with the community's goals, specific objectives must be identified; actions and methods for achieving the goals. Some objectives will be the direct responsibility of local elected and appointed officials. Others will require the cooperation and participation of other levels of government and the private sector.¹



¹ P. Lusk, J. A. Rivera, F. O. Sargent, M. Varela, (1991) *Rural Environmental Planning for Sustainable Communities*, Island press, Washington, D. C., p. 5

Shared Vision

Every successful business, organization, or individual has a plan for the future. Communities are no different. If nothing else, a community needs to agree on a shared vision of what it wants to become. This vision should address the full range of local concerns: schools, housing, economic development, neighborhoods, parks and open space. Creating a shared vision is important because it provides a blueprint for the future of the community. People may differ on how to achieve the community's vision, but without a blueprint nothing will happen.

Source: Balancing Nature and Commerce in Gateway Communities, Howe, J., McMahon, and Propst, L., Island press, Wash., D.C., 1997, p. 48.

The goals of all residents of the community will not be the same. Some residents will demand community conservation and environmental protection while other residents will favor increased economic development. Some residents will demand more community facilities and services, while others prefer lower taxes. Some residents will strive for land use diversity while others would prefer to live in a residential community. One function of the community conservation and land use management process is to strike a balance between these varied expectations and develop a shared vision to meet the overall goals of the community.

County Planning and Area Wide Planning

A key factor in formulating a set of local goals and objectives is the planning conducted at the county level. Typically, a county-wide comprehensive plan establishes a broad framework for the future growth and development of the county. As mandated by the Pennsylvania Municipalities Planning Code (MPC), the Wayne County Planning Commission and Board of Commissioners adopted a county-wide comprehensive plan in 1994. The Pennsylvania Municipalities Planning Code §301.4, states *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan*. This *East Central Wayne County Comprehensive Plan* should strive to maintain consistency with the recommendations of the *Wayne County Comprehensive Plan* to the extent that the *County Plan* is not untenable in terms of the key provisions of the *East Central Wayne County Plan*.

Another test of consistency for this plan will be

addressed in terms of the plans of neighboring municipalities along with the plans of other public entities and community organizations providing community facilities and services and dealing with growth and development issues. The School District and the Upper Delaware Council are good examples of such entities.

A Guide and Policy Statement

This *East Central Wayne County Comprehensive Plan* is intended to serve as a means of addressing the future growth and development of the Planning Area by identifying key issues and establishing goals and objectives. The community planning process is also aimed at fostering cooperation between Wayne County and the three municipalities as envisioned by §306 of the Pennsylvania Municipalities Planning Code which states, *both the county and the municipality shall each give the plan of the other consideration in order that the objectives of each plan can be protected to the greatest extent possible*.

The following goals and objectives were developed by local officials based on the planning process. The goals and objectives are intended to serve the Townships as a guide and policy statement for land use management and community facilities and services decision making. Any significant action taken by a local municipality, be it the adoption of a zoning ordinance or the improvement of a municipal building, should be evaluated in terms of the community's goals and objectives. In addition, community planning and land conservation and development management is an on-going process, and the municipalities must periodically evaluate the goals and objectives to ensure that they adequately reflect current community conditions and the expectations of residents and officials.

General Community Development Objectives

This statement of the General Community Development Objectives is intended to set the overall tone for the planning process. More detailed goals and specific objectives for particular aspects of the community follow in a later section.

- **Cooperation** - Use the comprehensive planning process to expand the level of intermunicipal cooperation between the Townships, and to foster cooperation with adjoining municipalities and the County on growth and development issues of area wide concern.

- **Internal Coordination** - Strive for coordination between policies, plans, and programs in the community through cooperation among governing officials, appointed boards, community interest groups, and residents.
- **Public Information** - Achieve greater awareness, understanding and participation of residents in carrying out the recommendations in the *Comprehensive Plan* and other plans and activities via an active public information process using such methods as a web site, newsletter, and public meetings.
- **Use of Land** - Attain the best use of the land within the Planning Area while allowing for reasonable residential and commercial development. The focus will be on the preservation the environment and conservation of open space. This will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the overall Planning Area.
- **Range of Land Uses** - Allow a range of residential and commercial uses at appropriate locations and establish performance standards through zoning to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the historic and gateway character of the communities.
- **Population Density** - Establish realistic population densities in order to ensure health standards, privacy and open space and in order to allow for the provision of community facilities and services in the most convenient and efficient manner.
- **Streets and Roads** - Maintain and improve the street and road system for better internal circulation and to protect residential neighborhoods from through traffic.
- **Facilities and Services** - Provide the necessary community facilities and services to meet the needs of increased development and the increasing and changing population.
- **Environmental Protection** - Guide the location of future development and establish performance standards to minimize *externalities* (negative impacts) on the natural and community environment.

Note About Open Space

The preservation of open space is a common thread of this *Comprehensive Plan*. Open space is land which has not been developed for a constructive or productive use and is intended for environmental and natural resource protection, scenic, or recreational purposes. Open space may include, for example, woodland, wetlands, watercourses, reverting farmland, and floodplain. In the case of a development project, open space may include passive recreation areas such as ballfields, lawns and buffer areas. Agricultural land is certainly open land, but not truly open space because it is in fact highly developed for crop and livestock production.

- **Housing** - Provide the opportunity for a wide-range and variety of housing types at reasonable densities to meet the needs of all residents; newly-formed households, growing families and senior citizens.
- **Economic Development** - Provide, within the context of overall community conservation, the opportunity for local business and strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational growth which will provide for local employment, shopping facilities, and recreational opportunities which in turn will strengthen the local tax base.
- **Plan Review/Update** - Initiate interim reviews of planning goals and objectives and the *Comprehensive Plan* and a full review/update no later than eight years from approval of the current plan.
- **Monitoring** -
 - Update and revise the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents, in concert with maintaining the rural working landscape, small town character and quality environment.
 - Establish a routine Planning Commission procedure for considering new ordinances, reviewing existing ordinances and amendments and incorporating solutions to address community issues.

GOAL 1

Protect and enhance the Planning Area’s quality lifestyle by maintaining the rural, working landscape and the quality natural environment; and, recognize forest land and other open land, and agricultural land, as important elements of the local economy, character, and scenic setting.

The area’s physical environment, regional location and past development practices have shaped and maintained its character as a rural-residential community with minimal commercial development and no industrial development. Agriculture and forestry remain important parts of the local economy, and open land is the predominate feature of the landscape. Although agriculture is declining, much agricultural land remains along with forest land. Residential and commercial development is found in small villages, with no significant concentration of commercial development, and industrial development is limited. While a number of planned residential subdivisions are found in the Townships, residential dwellings, and small businesses and home occupations, are scattered throughout the Planning Area interspersed with agricultural and forest land.

Open land was the cornerstone of the foundation of the area when its earliest settlers arrived, and has played a key role in the growth and development of the Township. Without this open land, the timber resources it held and the agricultural capability it offered, the character of the Townships would be dramatically different. Maintaining open land and the quality lifestyle associated with it is key to the future of the area.

Damascus, Manchester and Oregon Townships are perceived as attractive communities offering a high quality of life, and within an easy commute to Honesdale where shopping and family services are available, along with some job opportunities. Future development must be managed with an overriding concern to sustain the area's community character while meeting the needs and expectations of residents for employment, shopping and services with controlled commercial development.

Objectives:

- **Plan** - Establish a plan for maintaining ECWC’s rural character and natural beauty while allowing for projected growth.
 - Define areas for population growth.

- Define areas for desired small businesses (such as gas station/convenience stores, family restaurants and B&Bs) and non-polluting light industry.
- Define areas for maintaining open land and parkland.
- Develop/revise ordinances encouraging preservation of open land and a mixture of housing types for larger developments.
- In Damascus Township, define areas for transportation improvements.
- **Land Conservation** - Preserve and conserve agricultural land, forest land, open space, significant natural features, and sensitive land areas.
- **Agricultural Land Preservation** - Encourage landowners to participate in the *Agricultural Security Program*, and the *Agricultural Preservation Program* for purchase of easements.
- **Act 319** - Encourage the use of *Act 319 Clean and Green* and other tax incentive programs as a means of forestalling development.
- **Innovative Conservation Methods** - Evaluate, in cooperation with the Wayne County Planning Commission to ensure coordination with other municipalities, more progressive means of open land preservation including purchase of conservation easements and transferable development rights, especially in cooperation with conservancy and land trust organizations.
- **Conservation Design** - Consider the use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- **Zoning** - Develop/monitor zoning performance standards to control residential density and minimize conflicts between existing and future

development, and update periodically to address changing conditions.

- **Cooperative Zoning** - Consider the use of cooperative zoning in the Planning Area as a means of directing higher density residential and commercial/industrial development to areas best suited for such development.
- **Ordinances** - Improve Township appearance by enforcing and updating existing ordinances and implementing new ordinances.
- **Protect Agriculture and Forestry** - Do not overly restrict agriculture and forestry enterprises with unnecessary zoning and other regulations.
- **Commercial Uses** - Ensure consistency of commercial uses with existing community character by apply performance standards to address noise, lighting, outdoor storage, and other potential effects as well as ensuring appropriate landscaping and signage.
- **Economic Development** Cooperate with local business development organizations to promote commercial development which builds on community assets and which will not compromise the quality of life.

- **Community Facilities** - Ensure that adequate community facilities including sewage disposal and water supply are provided for all development.
- **Water and Sewer** - Carefully consider the development of any central water supply and central sewage collection and treatment facilities in terms of stimulating unwanted development in areas with important historical, cultural, natural, and scenic features.
- **Nuisances** - Control common law nuisances and threats to public health and safety due to, among others, noise, lack of property maintenance, poor building practices, junk accumulation, and odors.
- **Upper Delaware** - In Damascus and Manchester Townships:
 - Establish a working relationship with neighboring New York Towns and consider joining the Upper Delaware Council (UDC) to ensure coordination of local planning goals and federal and UDC actions related to the Upper Delaware Corridor.
 - Provide adequate/improved access to the Delaware River for Planning Area residents.

GOAL 2

Conserve natural resources and open space and use the resources in a way to sustain the area’s economy, including maintaining a strong timber industry with accommodation of value added products.

Without careful planning and management, the use of the natural resources and sensitive environmental areas in the East Central Wayne County Planning Area can lead to the decline of the attractive rural character of the area and the quality lifestyle it affords, with eventual direct threats to the environment and public health and safety. Of special concern are soil and surface and ground water resources. Continued conservation of soil is vital to agriculture, and keeping the soil on the land prevents stream siltation. All residents of the three-township area rely on ground water wells for potable water. The Townships also recognizes that the Pennsylvania Municipalities Planning Code (MPC) mandates that Township planning and land use ordinances must be consistent with and cannot exceed the requirements of the *Clean Streams Law*, the *Agricultural Area Security Law*, the *Right to Farm Law*, the *Nutrient Management Act*, and

state mining laws. The MPC also requires that forestry activities must be allowed as a principal permitted use in all zoning districts, prohibits zoning from unduly restricting agricultural activities, and requires zoning ordinances to provide for the reasonable development of minerals.

Objectives:

- **Resource Identification** - Identify sensitive natural areas such as wetlands, groundwater recharge areas, woodlands, steep slopes, poor soils and flood plains, and adopt regulations to protect such areas by requiring resource sensitive development.
- **Growth Management** - Implement creative growth management techniques and design guidelines which foster suitable new and redevelopment activities.

- **Critical Resource Areas** - Promote the conservation of open space within the Planning Area and the County and actively promote the long-term preservation and maintenance of valuable natural resource areas through public negotiated acquisition, private dedication of easements, and other cooperative efforts.
- **Floodplain / Stormwater**
 - Develop and implement a plan to manage flooding and stormwater runoff.
 - Use land use management tools to direct new residential and commercial development away from floodplain to areas where land is adequate to provide facilities necessary to support development and flood damage is minimized.
- **Soil-Based Sewage Disposal** - Where soils are suitable, encourage the use of soil-based methods for sewage disposal; that is, on-site subsurface disposal and land application, instead of collection and treatment facilities with a surface water discharge.
- **On-Lot Sewage Systems** - Monitor the effectiveness of existing on-lot sewage disposal systems and ensure that new systems are installed in accord with DEP standards.
- **Land Use Ordinances** - Evaluate and develop land use ordinances in terms of effects on open space with the goal of maintaining open space to the greatest extent possible while allowing a reasonable density of development.
- **Development Standards** - Maintain up-to-date regulations and standards for storm water control, soil erosion and sedimentation control compliance, well development, sewage disposal, solid waste disposal and other environmental concerns.
- **Area Wide Cooperation** - Coordinate environmental preservation efforts with neighboring jurisdictions, and establish an action plan targeting environmental concerns that require a regional approach.
- **Water Quality**
 - Develop and implement a plan to maintain the adequacy/quality of groundwater.
 - Consider the impacts of residential and nonresidential development on water quantity and quality and encourage the use of best management practices.
- **Area Development** - Monitor development projects in adjoining municipalities and assess impacts on the Planning Area.
- **Economic Development** - Encourage local economic development groups to make natural resource protection an integral part of all promotion efforts.
- **Home Occupations / Small Businesses** - Encourage home occupations and small businesses as a means of allowing the owners of large parcels to realize economic gain thereby forestalling the development of open land.
- **Conservation Design** - Consider the use of *conservation subdivision design* to cluster residential development away from important natural, historic, scenic and cultural features, and preserve the resulting open space.
- **Transferrable Development Rights** - Consider the use of transferrable development rights to direct development to locations with adequate infrastructure and enable conservation-minded landowners to preserve their properties.
- **Ridge Lines** - Consider measures that will preserve the characteristics of important ridge lines by limiting the amount and type of clearing associated with development.

GOAL 3

Expand the East Central Wayne County Planning Area's existing economic base by exploring economic development opportunities consistent with and building on the existing rural working landscape in order to strengthen the existing general and tourist economy, create employment opportunities and generate tax revenue.

A healthy economy fosters a healthy community by providing business development and employment opportunities. Local governments may choose to take no direct role in economic development, but they can institute land use management and development policies that have a positive effect on the local economy and tax base, while addressing community conservation concerns. Planning Area officials recognize that residents will continue to rely on the greater region for many employment and shopping and service needs. However, by working together the Townships can direct commercial and industrial development to the most appropriate locations.

Objectives:

- **Location** - Encourage and welcome new commercial and industrial development to areas of existing similar development and where community facilities are adequate so that the development is compatible with existing land use and community character.
- **Agriculture** - Encourage alternative and niche types of agriculture.
- **Equestrian Businesses** - Encourage the raising of horses, commercial stables and other equestrian businesses.
- **Forestry** - Encourage forestry and the development of value added products.
- **Site Planning** - Establish effective landscaping and site plan design criteria in the zoning and land development regulations to ensure that new development rises to a high standard and enhances, rather than detracts from, the appeal of the Planning Area.
- **Government Operations** - Continue to maintain an efficient government and keep taxes low as an incentive for economic development.
- **Performance Standards** - Adopt, enforce and update reasonable commercial performance standards to minimize community impacts by limiting such nuisances as noise; outdoor manufacturing, processing and storage; lighting; and other potential effects.
- **Home Occupations** - Promote local economic viability by encouraging home occupations and home businesses consistent with residential districts and small businesses consistent with agricultural uses and the overall community character.
- **Regional Economy** - Recognize the importance of the regional economy and monitor and participate in county and regional business development activities.
- **Regional Image** - Encourage the County to create a distinctive image of the region by developing common welcoming signage themes and promoting local activities collectively.
- **Existing Business** - Support the continued development and possible expansion of existing businesses which provide local employment and contribute to the tax base.
- **Commercial Design Standards** - Develop guidelines for commercial building design, landscaping and parking that will ensure high aesthetic quality while meeting basic needs.

GOAL 4**Provide for a variety of housing types and densities.**

Families and individuals of all income levels reside in the East Central Wayne County Planning Area and need continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home and senior citizens on fixed incomes must be addressed. Similar to commercial development, the Townships can employ cooperative zoning to direct housing types and densities to the most appropriate locations in the Planning Area.

Objectives:

- **Housing Types** - Allow residential development of various types (single-family, two-family, multi-family, mobile home parks) in certain areas at a density sufficiently high to moderate the land cost of the increasing cost of housing, while requiring adequate off street parking, water supply and sewage disposal.
- **Housing Programs** - Investigate and encourage participation in all county, state and federal housing rehabilitation and assistance programs to ensure residents receive full benefit from such programs.
- **Standards** - Require all residential development to meet adequate design standards and provide proper community facilities via the Uniform Construction Code and the subdivision and land development ordinance.
- **Code Changes** - Carefully evaluate the affect of zoning and other code changes on the cost of housing.
- **Community Facilities** - Require, via the subdivision and land development ordinance, all residential development to meet adequate design standards and provide proper community facilities, along with continued ownership and maintenance of all such facilities.
- **Senior Housing** - Encourage the development of nursing homes, adult care centers, assisted living facilities and other housing types which provide amenities that are attractive to retirees.
- **Adaptive Use** - Encourage, where it can be adequately accommodated, the rehabilitation and adaptive use of existing older homes which typically are larger and more difficult to maintain, especially for individuals on fixed incomes.
- **Affordable Housing** - Foster a housing market affordable to younger and fixed-income residents by carefully evaluating the affect of land use management tools on the cost of housing, and consider density and design incentives to encourage the development of age-restricted and affordable housing.
- **Safe Dwellings** - Consider the adoption of an ordinance to regulate nuisances and safety hazards associated with dilapidated and dangerous structures.

GOAL 5**Ensure that community facilities and services are provided to meet the Planning Area's needs.**

Residents rely on community and public facilities and services to meet their transportation, educational, water supply, sewage disposal, police protection, emergency response, recreation and other daily living need. Municipalities do not, and cannot, provide all the facilities and services demanded by residents, many such services being provided by other levels of government or volunteer organizations. Nevertheless, without diligent and ongoing attention to the operation and maintenance of existing facilities and services, and planning for new facilities and services, a municipality can fall short in adequately serving its residents.

Objectives:

- **Capital Budget** - Systematically identify the need for local municipal community facilities and services, including useful life replacement of existing facilities, and develop a capital budget to meet the needs, including:
 - Road improvements.
 - Equipment improvement/replacement.
 - Facility improvement/expansion.
 - Land acquisition.
- **Maintenance** - Provide necessary maintenance of existing municipal buildings, equipment and other community facilities to extend the useful life and forestall unnecessary capital expenditures.
- **Volunteer Fire Services** - Provide additional financial support for local volunteer fire services.
- **Volunteer Organizations** - Acknowledging the critical importance of such groups to the community, encourage and continue to support volunteer fire, ambulance and other community and public service organizations.
- **Law Enforcement** - Investigate ways to improve law enforcement in the area and work cooperatively among the ECWC Townships for implementation as needed/required by area growth.
- **Water and Sewer Extensions** - Evaluate the development of any central water supply or central sewage disposal service in terms of stimulating unwanted development.

- **New Development** - Ensure that an adequate and safe water supply system, a proper sewage disposal system, well designed and constructed roads, and other facilities are provided by developers as part of any residential development.
- **Efficiency** - Manage all municipal facilities and services efficiently and effectively.
- **Cooperation** - Encourage and participate in any area intergovernmental cooperation efforts for community facilities planning and economies of scale for joint purchasing, recreation and other facilities and services.
- **Parks and Open Space** - Expand and enhance the Planning Area's parks and open space to provide recreation, while preserving scenic vistas, natural areas and historic sites.
- **Recycling** - Maintain current level of recycling and consider expanding it as well as establishing trash cleanup days.

Additional Damascus Township Objectives

- **Parks and Open Space** - Maintain/enhance recreational areas and facilities.
 - Continue with playground improvements at Damascus Park and consider adding basketball and tennis courts.
 - Consider additional hiking/biking trails.
 - Consider additional parkland/open spaces.
- **Recycling** - Consider expanding recycling as well as establishing trash cleanup days.
- **Communications** - Work with providers to establish wireless/high speed communications within the township.

GOAL 6

Establish and maintain an adequate road system to safely and efficiently move goods and people through the area.

Safe and well maintained roads are vital to all communities, serving not only as the means of travel within the community, but as the direct link to the region and beyond. The interstate and state routes serving the region and the Townships provide easy access to and from the area, and will certainly foster continued development, residential to house citizens who commute to work and associated commercial development to serve the increasing population. Local officials must plan carefully to ensure adequate funding for the improvement and maintenance of locally-owned roads. Land use management tools must consider the capacity of roads, directing commercial and higher density development to areas served by roads capable of carrying increased traffic and the trucks necessary to serve commercial establishments.

Objectives:

- **Classification** - Inventory and classify according to function all public roads in the three-Township Planning Area and assess maintenance and improvements needed.
- **Regional Needs** - Establish an intermunicipal and interagency group to address regional traffic impacts and highway improvement needs.
- **Improvements Program** - Identify key intersections and other problem areas, and develop a road and intersection maintenance and capital improvements program.
- **Maintenance** - Better maintain roads/ditches in the township, including dust control for non-paved roads and roadside cleanup after maintenance/improvement work.
- **Capacity** - Maintain the adequacy of roads by requiring adequate off-street parking and loading, limited curb cuts, controlled and well designed access points, and standards for dedication of roads to the Townships.
- **Development Location** - Limit higher density and higher traffic impact development to areas with adequate highway capacity to accommodate such development.
- **Road Ordinance** - Maintain an up-to-date municipal road ordinance setting standards for construction of new subdivision roads.
- **Road Dedication** - Evaluate the acceptance of public dedication of development roads in terms of public benefit versus long term costs.
- **Planning** - Actively participate in all County and PennDOT highway planning programs.
- **HOP Requirement** - Require as part of any land development or zoning approval for new or expanded uses, the issuance of a highway occupancy permit by the municipalities or PennDOT, as appropriate.
- **HOP Ordinance** - Maintain an up-to-date Township road occupancy ordinance setting standards for driveway access to municipal roads and required storm water and utility improvements.
- **Official Map** - Using an official map, establish and reserve public street alignments and adequate rights-of-way for planned street improvements.
- **Road Linkages** - Include the consideration of through road connections as part of the development review process.

GOAL 7**Protect historic structures as an important part of the character of the Township.**

Many historic structures are found in the Planning Area, ranging from farm residences and outbuildings, to the older homes in villages, to schools and churches. These buildings were merely erected as part of a growing community, and although many of the early structures are now gone, the many which remain add tremendously to the character of the area. In addition to buildings, stone walls and fences are significant historic features throughout the three Townships. Originally an integral part of early agricultural practices, stone wall and fences are now being incorporated into home design and as the prime feature in landscaping. The preservation of historic buildings and other features, and encouraging new development to be consistent with the existing historic character are critical to the future of the community.

Objectives:

- **Historical Societies** - Work with and encourage participation of the Damascus Historical Society, the Equinunk Historical Society and the Wayne County Historical Society.
- **Preservation** - Preserve the historical heritage of each ECWC Township and the Planning Area as a whole.

- **Inventory** - Develop an inventory of historic resources in each Township.
- **Historic Register** - Based on the historic resources inventory, create a local historic register and consider nomination of qualifying structures and places to the National Register of Historic Places.
- **Design Guidelines** - Develop guidelines for residential and commercial development to encourage historically sensitive design. For example, use conservation residential subdivision design to preserve farm residences and stone walls.
- **Adaptive Use** - Allow the *adaptive use* of large older homes to enable owners to adequately maintain the structures. For example, allowing the inclusion of an apartment unit or a bed and breakfast business would generate income for overall building maintenance.