

# 2019 HOME Grant: “Waynesboro First Time Home Buyers”

## **Environmental Review Record (ERR)**

Franklin County Planning  
Department

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**WAYNESBORO FIRST TIME HOME BUYERS – 2019 HOME  
FRANKLIN COUNTY, PENNSYLVANIA**

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U.S. Department of Housing and Urban  
Development  
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## **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

### **Project Information**

**Project Name:** Waynesboro First Time Home Buyers

**Responsible Entity:** Franklin County Government

**Grant Sub-Recipient** (if different than Responsible Entity): Luminest, Inc.

**State/Local Identifier:** Franklin County, Pennsylvania

**Preparer:** Nicole R. Boling, Senior Planner, Franklin County Planning Department

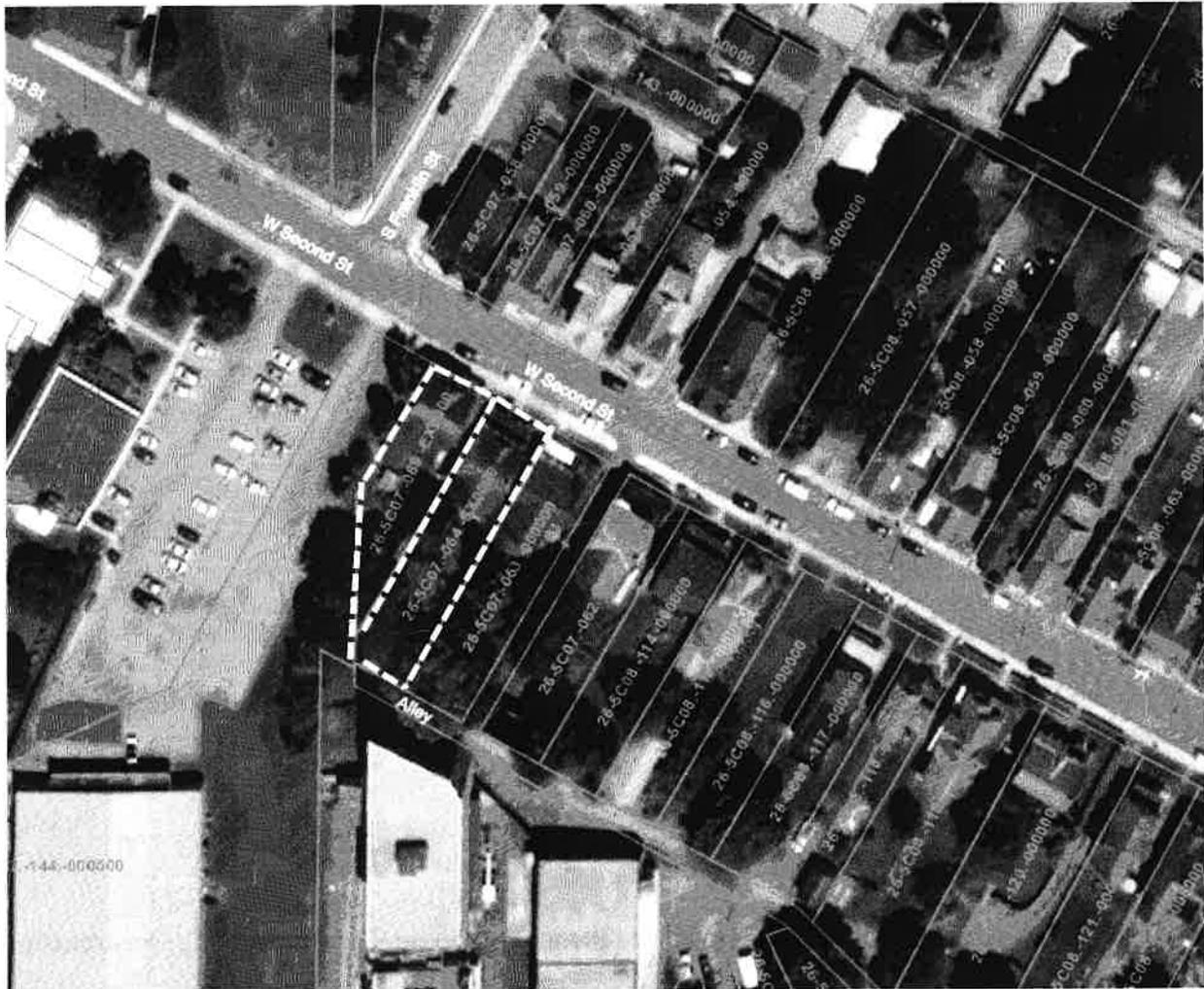
**Certifying Officer Name and Title:** David S. Keller, Chairman, Franklin County  
Commissioners

**Grant Recipient** (if different than Responsible Entity): N/A

**Consultant** (if applicable): N/A

**Direct Comments to:** Nicole R. Boling, Senior Planner, Franklin County Planning Department

**Project Location:** The project is located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street, Waynesboro, Pennsylvania 17268.



**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:** Luminest, Inc. proposes to demolish two (2) blighted structures located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street in the Borough of Waynesboro to construct two (2) single-family three-bedroom homes for purchase by families who have incomes up to 80% of median income.

Luminest has indicated that their goal is to not change the orientation of the lots in any way as part of this proposal. Impacts to the physical environment include demolition of existing structures, excavation, and construction of two (2) structures. Luminest has noted in the application that a *“stone and drain pipe will be installed around the entire perimeter of the foundation and terminated to rear grade to protect the home from water infiltration”*.

Details on the two (2) proposed homes are shown in the following table:

LOT	ADDRESS	LOT SIZE	APPROX. INTERIOR	BEDROOMS	BATHROOMS
1	242 W. 2 <sup>nd</sup> St.	6,595 SF	1,792 SF	3	1.5
2	246 W. 2 <sup>nd</sup> St.	4,791 SF	1,792 SF	3	1.5

This environmental review of the proposal describes any potential impacts to the environment due to the demolition or construction activities that are proposed.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]: The purpose of the proposed project is to address the need for affordable housing in the Borough of Waynesboro. This site is located within walking distance to the main business district, community services, and local schools. In addition, within two (2) miles of the site are shopping centers, grocery stores, and other important amenities. By demolishing the two (2) vacant, blighted structures and constructing two (2) affordable single-family homes, the project goal to increase home ownership in the Borough and revitalize the neighborhood will be met.

**Existing Conditions and Trends** [24 CFR 58.40(a)]: The existing conditions of the project area include residential uses surrounding the properties. Immediately adjacent to 246 W. 2<sup>nd</sup> Street is a commercial area currently known as “Renaissance Place”. Additionally, the site is located one block south of the main business district of the Borough of Waynesboro. There are no significant environmental resources located on the site, however, the properties are currently blighted and a detriment to the character of the neighborhood. Although the properties have been identified as historically significant and are located in the Waynesboro Historic District, it is not economically feasible to completely rehabilitate the existing structures and meet the project goal of adding affordable housing in the Borough. The proposed demolition and new construction of affordable single-family homes on the site will help revitalize the neighborhood and fulfill the need for affordable housing in the Borough.

### **Funding Information**

Grant Number	HUD Program	Funding Amount
ESA #201912172964	HOME	\$515,506

**Estimated Total HUD Funded Amount:** \$515,506

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$715,505

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p><b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p><b>Are formal compliance steps or mitigation required?</b></p>	<p><b>Compliance determinations</b></p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b></p>		
<p><b>Airport Hazards</b> 24 CFR Part 51 Subpart D</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project site is not located within 15,000 of a military airport or 2,500 feet of a civilian airport. The closest civilian airport is "JJ &amp; PK Airport – PA08" and located approximately 11 miles from the site. HUD Partner Worksheet and additional maps attached for reference.</p>
<p><b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Coastal barrier resources are not located within Franklin County, Pennsylvania.</p>
<p><b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The subject property is not located within the Special Flood Hazard Area (SFHA). The attached floodplain map is shown for reference. Map Panel: 42055C0464E (effective January 18, 2012).</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b></p>		
<p><b>Clean Air</b>  Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The information contained in the United States Environmental Protection Agency's (EPA) "Nonattainment Areas for Criteria Pollutants (Green Book)" was reviewed on March 9, 2020 and Franklin County was found in "attainment" status for each of the National Ambient Air Quality Standards (NAAQS) which includes the following categories: Ozone, Particulate Matter (PM), Sulfur Dioxide, Lead, Carbon Monoxide,</p>

		Nitrogen Dioxide, and National Multi-Pollutant. Air quality maps are attached for reference.
<b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) & (d)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The attached map shows the location of the proposed project at 242 W. 2nd Street, Waynesboro, Pennsylvania. There are no coastal zone areas affected by the proposal.
<b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An analysis was completed using the EnviroMapper/NEPAssist and no adverse effects were found within proximity of the project site.
<b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An analysis through the Pennsylvania Natural Diversity Inventory (PNDI) was conducted on April 2, 2020. Results from the PA Game Commission, PA Department of Conservation and Natural Resources, PA Fish and Boat Commission, and U.S. Fish and Wildlife Services responded that no further review was required for the proposed project.
<b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No evidence of planned stationary aboveground storage containers of more than 100 gallon capacity.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project is located within the Borough of Waynesboro and is not considered important farmland. The existing structures are proposed to be demolished and replaced with new homes within the existing footprint. Agricultural resources will not be affected due to this proposal.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The subject property is not located within the Special Flood Hazard Area (SFHA). The attached floodplain map is shown for reference. Map Panel: 42055C0464E (effective January 18, 2012).
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Franklin County worked collaboratively with the PA State Historic Preservation Office (SHPO) and local consulting parties to develop measures and a Memorandum of Agreement (MOA) to mitigate the proposal's adverse effect on historic properties. The signed MOA and additional documentation is attached for reference.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Project site is located within 15 miles of the Hagerstown Regional Airport. However, the noise generated from this regional airport will not have an adverse impact on the project

CFR Part 51 Subpart B		proposal. An Airport Noise Exposure Map is not available for the Hagerstown Regional Airport.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project location is not within a Sole Source Aquifer as defined by the U.S. Environmental Protection Agency (EPA). Map attached for reference.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	According to the National Wetlands Inventory, the subject property located within the Borough of Waynesboro is not located in a wetland area. Map attached for reference.
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project is located at 242-244 and 246 W. 2 <sup>nd</sup> Street, Waynesboro, PA. The project location is not within proximity of any Wild or Scenic River resources. Map attached for reference.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	This project will not have a negative environmental impact that is disproportionately high for low-income and/or minority communities. The demolition of two (2) blighted structures that will be replaced by two (2) affordable single-family homes will improve the conditions of the Borough of Waynesboro. Please see attached photos of the blighted structures.

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

1. Minor beneficial impact
2. No impact anticipated
3. Minor Adverse Impact – May require mitigation

4. Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	Minor beneficial impact by removing blight and vacant buildings from the Borough of Waynesboro. The new construction of two (2) single-family homes will increase home ownership within the community. Consistent with zoning and land use regulations within the Borough of Waynesboro and Franklin County.  The RE will coordinate with the PA SHPO as the plans for the homes are developed to ensure the design and scale is consistent with the Waynesboro Historic District. Further details are included with the attached Memorandum of Agreement (MOA).
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	New single-family homes will be constructed within the existing footprint. No adverse impact to the soil suitability, slope, erosion, drainage, or runoff is anticipated. All applicable regulations will be complied with throughout the project.
Hazards and Nuisances including Site Safety and Noise	2	No impact.
Energy Consumption	2	No impact. The residential use of the property will remain.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	No impact anticipated. The residential use of the property will remain.
Demographic Character Changes, Displacement	1 & 2	No impact anticipated. The vacant, blighted residential properties will be removed and new single-family homes will be constructed on the site to support homeownership within the Borough of Waynesboro.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	No impact. The proposed three (3) bedroom residential homes may add students to the local school district, but this

		site has been a residential use for over 100 years and there is capacity within the school district.
Commercial Facilities	1	The location of the proposed homes is within proximity to restaurants and the main street within the Borough of Waynesboro which includes access to restaurants, personal services, entertainment, and other retail needs. This could have a beneficial economic impact on local businesses within the Borough.
Health Care and Social Services	1	The subject site is located approximately one (1) mile from the WellSpan Waynesboro Hospital. This is beneficial for potential families that will have the opportunity to move into the new residences.
Solid Waste Disposal / Recycling	2	No impact. The existing site has been a residential use for over 100 years, although vacant for the last few years. The demolition and reconstruction of two (2) single-family homes on the site will not increase the overall usage of solid waste disposal/recycling in the Borough.
Waste Water / Sanitary Sewers	2	No impact. The existing site has been a residential use for over 100 years, although vacant for the last few years. The demolition and reconstruction of two (2) single-family homes on the site will not increase the overall usage of wastewater/sanitary sewer systems in the Borough.
Water Supply	2	No impact. The existing site has been a residential use for over 100 years, although vacant for the last few years. The demolition and reconstruction of two (2) single-family homes on the site will not increase the overall usage the water supply within the Borough.
Public Safety - Police, Fire and Emergency Medical	2	No impact. The existing site has been a residential use for over 100 years, although vacant for the last few years. The demolition and reconstruction of two (2) single-family homes on the site will not require a significant increase in the overall need for police, fire, and emergency medical within the Borough. Demolishing the existing structures will have a positive impact on the public safety due to the blighted and unsafe conditions currently on the site.
Parks, Open Space and Recreation	1	Minor beneficial impact. The existing site has been a residential use for over 100 years, although vacant within the last few years. The demolition and reconstruction of two (2) single-family homes on the site will provide an opportunity for homeowners to take pride in their neighborhood and have a positive impact on usage of parks, open space, and other recreational amenities provided within the Borough.
Transportation and Accessibility	2	No impact. The existing site has been a residential use for over 100 years, although vacant within the last few years. The demolition and reconstruction of two (2) single-family

	homes on the site will not increase the overall usage of transportation and accessibility within the Borough. Since these homes are proposed within the downtown core of the Borough, the prospective homebuyers will be able to walk to many amenities and services which will potentially lessen the use of automobile forms of transportation.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	No impact. There are no unique natural features or water resources located on the site. The site has been developed with residential structures for over 100 years.
Vegetation, Wildlife	2	No impact. There is no vegetation or wildlife located on the site. The site has been developed with residential structures for over 100 years. See attached PNDI.
Other Factors	2	Not applicable.

**Additional Studies Performed:**

**Field Inspection (Date and completed by):**

- Guy Henicle, Luminest, Inc. – May 28, 2020

**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

- Barbara Frederick, Historic Preservation Supervisor, PA State Historic Preservation Office
- Pam Reilly, Historic Preservation Specialist, PA State Historic Preservation Office
- Bryan Van Sweden, Community Preservation Coordinator, Susquehanna Region, State Historic Preservation Office
- Pennsylvania Natural Diversity Index (PNDI)
- Franklin County Web GIS Parcel Mapper
- Google Maps
- NWI National Wetlands Mapper
- US EPA’s Green Book
- U.S. Fish and Wildlife Service Coastal Barrier Resource System Mapper
- FEMA Floodplain Maps
- PA Department of Environmental Protection (DEP)

**List of Permits Obtained:**

- Borough of Waynesboro – Zoning Variance – Setbacks – Obtained by Luminest, Inc. November 1, 2019.

**Public Outreach** [24 CFR 50.23 & 58.43]:

- Public outreach conducted in reference to the PA State Historic Preservation Office (SHPO) review. Sent notification of the project via email to the Borough of Waynesboro, Waynesboro Historical Society, Greater Waynesboro Chamber of Commerce, and Mainstreet Waynesboro.
- Public notice for the ERR will be in a paper of general circulation (Record Herald) on September 3, 2020. The public will have 15 days to comment on the Environmental Review Record.

**Cumulative Impact Analysis** [24 CFR 58.32]:

- The cumulative impact of the proposed project will not have an adverse impact on the quality of the human environment. Appropriate measures have been identified to mitigate the adverse effect identified from the PA State Historic Preservation Office and maintain the integrity of the Waynesboro Historic District. Removing blight from the Borough and constructing affordable homes will help improve the quality of the neighborhood.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]

- Alternatives were explored with the PA SHPO due to the contributing status of the existing buildings to the Waynesboro Historic District. However, following an in-depth economic analysis of the approximate cost of rehabilitation, it was determined not economically feasible. Although demolition is considered an adverse effect on historic properties, the PA SHPO, Franklin County Planning Department, Luminst Inc., and Borough of Waynesboro discussed and agreed to mitigation measures for the project and the appropriate agreements have been executed by the consulting parties.

**No Action Alternative** [24 CFR 58.40(e)]:

- A Memorandum of Agreement (MOA) has been signed by the PA SHPO, Franklin County Planning Department, Luminst Inc., Borough of Waynesboro that requires mitigation measures to be implemented due to the adverse effect on historic properties caused by the proposal. The agreement is attached to the Environmental Review Record (ERR) for review.
- If this project does not occur, the blighted, vacant structures will likely continue to remain on the properties and continue to be an unsafe situation in the Borough. The opportunity to improve the situation and create affordable housing in the neighborhood will be beneficial for the community. The appropriate discussions have occurred with the PA SHPO to ensure this project is feasible and maintains the integrity of the existing historic district.

**Summary of Findings and Conclusions:**

- The proposal will have no significant impact on the human environment. The Environmental Assessment conducted as part of this proposal has led to valuable

discussions occurring between various entities to discuss the mitigation measures to reduce the adverse effect to historic properties and the project will ultimately improve the Borough of Waynesboro by providing an affordable housing opportunity to prospective residents of the Borough.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
PA State Historic Preservation Office	<ul style="list-style-type: none"> <li>• Design review during preconstruction.</li> <li>• Photograph submission to PA SHPO of existing structures for record purposes.</li> <li>• Additional of National Register information on the Borough of Waynesboro website.</li> </ul> <p><i>These measures are contained in the executed Memorandum of Agreement (MOA) dated August 27, 2020 by the PA SHPO.</i></p>

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment:

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: Nicole R. Boling

Date: 9/1/2020

**Name/Title/Organization:**

Nicole R. Boling, Senior Planner

Franklin County Planning Department

**Certifying Officer Signature:** J. J. [Signature]

**Date:** Aug 31, 2020

**Name/Title:** Chairman

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



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# **HUD PARTNER WORKSHEETS AND SUPPORTING DOCUMENTATION**

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**



**Franklin County Planning Department**  
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# AIRPORT HAZARDS

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Airport Hazards (CEST and EA)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
<b>References</b>		
<a href="https://www.hudexchange.info/environmental-review/airport-hazards">https://www.hudexchange.info/environmental-review/airport-hazards</a>		

**1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

Yes → *Continue to Question 2.*

**2. Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?**

Yes, project is in an APZ → *Continue to Question 3.*

Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

No, project is not within an APZ or RPZ/CZ

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

**3. Is the project in conformance with DOD guidelines for APZ?**

Yes, project is consistent with DOD guidelines without further action.

**Explain how you determined that the project is consistent:**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

**Explain approval process:**

**If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

**Worksheet Summary**

**Compliance Determination**

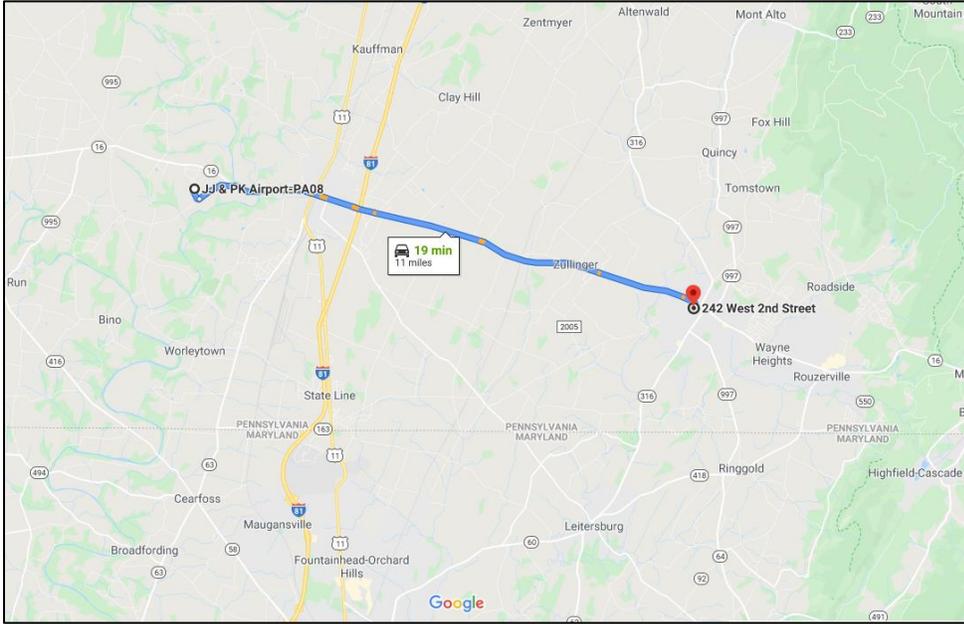
Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

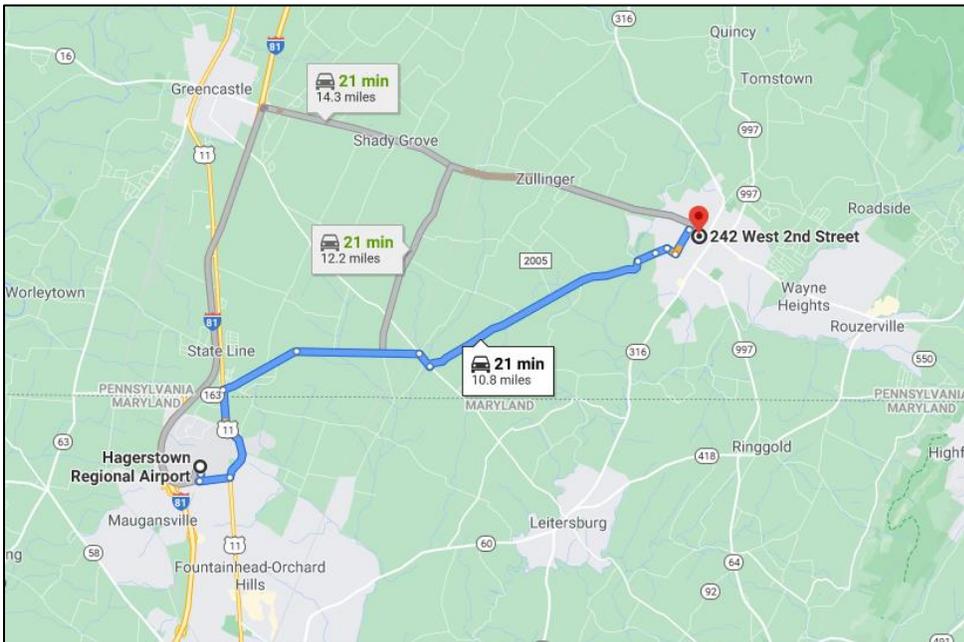
The proposed project is located at 242-244 W. 2<sup>nd</sup> Street, Waynesboro, PA 17268. The closest civilian airports are located over 10 miles from the site. Images from Google Maps are located below.

**Are formal compliance steps or mitigation required?**

- Yes
- No



**Project Site to JJ & PK Airport – PA08 – 11 miles**



**Project Site to Hagerstown Regional Airport – 11 miles**



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---

# AIRPORT RUNWAY CLEAR ZONES

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

## Airport Runway Clear Zones (CENST) – PARTNER

<https://www.hudexchange.info/environmental-review/airport-hazards>

### 1. Does the project involve the sale or acquisition of developed property?

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

### 2. Is the project in the Runway Protection Zone/Clear Zone (RPZ/CZ)<sup>1</sup>?

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

Yes → *Written notice must be provided to prospective buyers to inform them of the potential hazards from airplane accidents as well as the potential for the property to be purchased as part of an airport expansion project. [A sample notice is available through the HUD Exchange.](#)*

*Provide a map showing that the site within RPZ/CZ. Work with the RE/HUD to provide written notice to the prospective buyers. Continue to the Worksheet Summary below.*

### Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

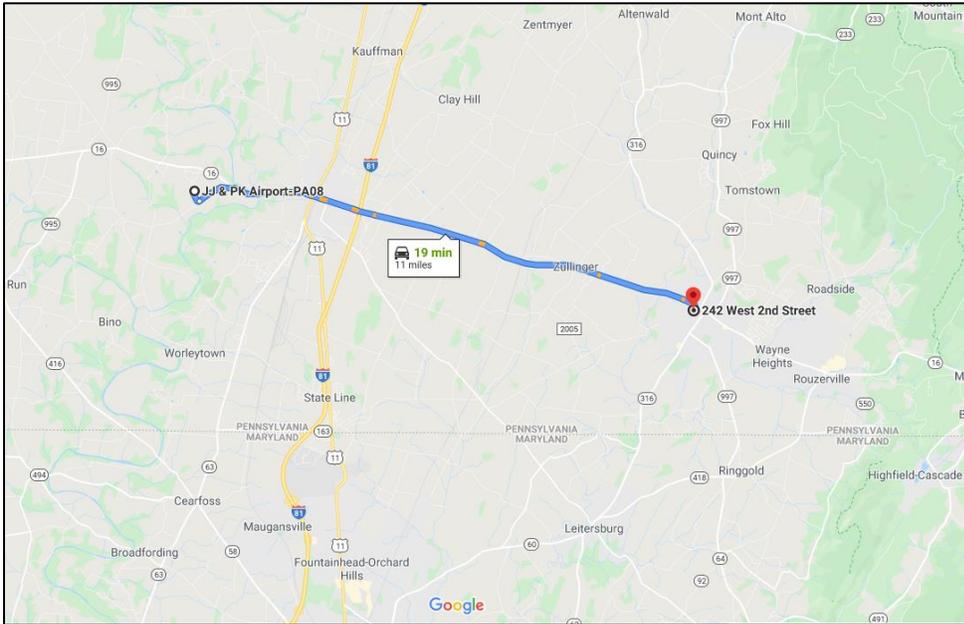
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

**Include all documentation supporting your findings in your submission to HUD.**

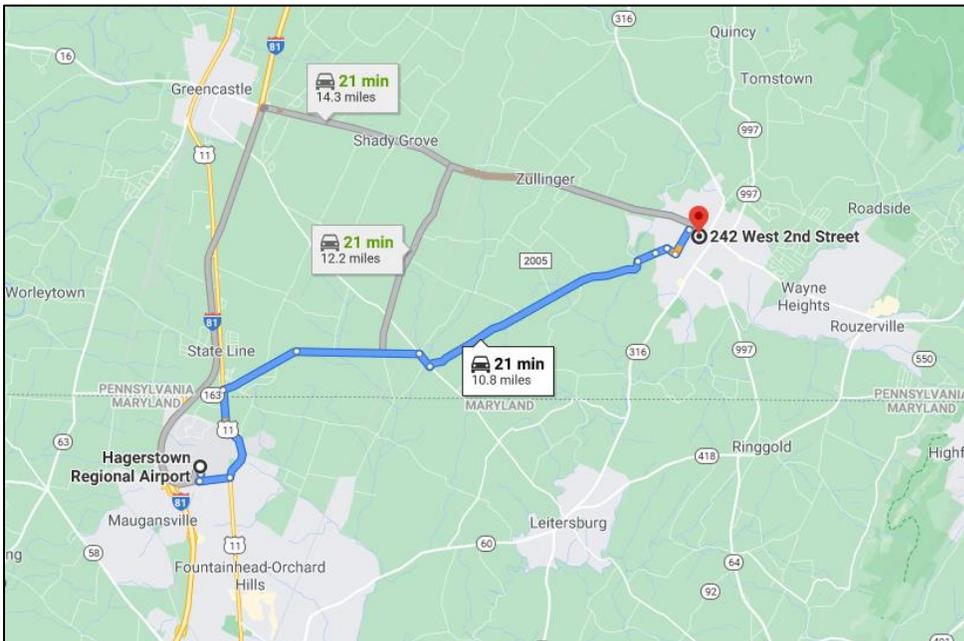
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<sup>1</sup> Runway Protection Zone/Clear Zones are defined as areas immediately beyond the ends of runways. The standards are established by FAA regulations. The term in 24 CFR Part 51, Runway Clear Zones, was redefined in FAA’s Airport Design Advisory Circular (AC) 150/5300-13 to refer to Runway Protection Zones for civil airports. See link above for additional information.

The proposed project is located at 242-244 W. 2<sup>nd</sup> Street, Waynesboro, PA 17268. The closest civilian airports are located over 10 miles from the site. Images from Google Maps are located below.



**Project Site to JJ & PK Airport – PA08 – 11 miles**



**Project Site to Hagerstown Regional Airport – 11 miles**

**\*Note: This version of the Airport Runway Clear Zones worksheet was completed by the Franklin County Planning Department on June 23, 2020. Although the worksheet notes that the RE/HUD**

**version of the worksheet should be used, this version was not available at the following website:**  
<https://www.hudexchange.info/environmental-review/airport-hazards/>

## Compliance and Documentation

The environmental review record should contain **one** of the following:

- Documentation that the rule is not applicable to the proposed project (i.e., acquisition of an existing building, “minor” rehabilitation, or emergency action)
- A map showing the site is not within 15,000 feet of a military airport or within 2,500 feet of a civilian airport
- If within 15,000 feet of a military airport, a map showing the site is not within a designated APZ or a letter from the airport operator stating so
- If within 2,500 feet of a civilian airport, a map showing the site is not within a designated RPZ/CZ or a letter from the airport operator stating so
- If the site is in a designated APZ, documentation of consistency with DOD Land Use Compatibility Guidelines
- If the site is in a designated RPZ/CZ and the project does not involve any facilities that will be frequently used or occupied by people, and a determination of such and a written assurance from the airport operator that there are no plans to purchase the land as part of a RPZ/CZ program
- If the site is in a designated RPZ/CZ and the project involves the acquisition or sale of an existing property that will be frequently used or occupied by people, a copy of the notice to prospective buyers signed by the prospective buyer

[View Airport Hazards - Worksheet.](#)

[View Airport Hazards - Partner Worksheet.](#)

[View Airport Runway Clear Zones - Partner Worksheet.](#)



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# COASTAL BARRIER RESOURCES

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
<a href="https://www.hudexchange.info/environmental-review/coastal-barrier-resources">https://www.hudexchange.info/environmental-review/coastal-barrier-resources</a>		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

### 1. Is the project located in a CBRS Unit?

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

Yes → *Continue to Question 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

### 2. Indicate your selected course of action.

After consultation with the FWS the project was given approval to continue  
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

Project was not given approval  
Project cannot proceed at this location.

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

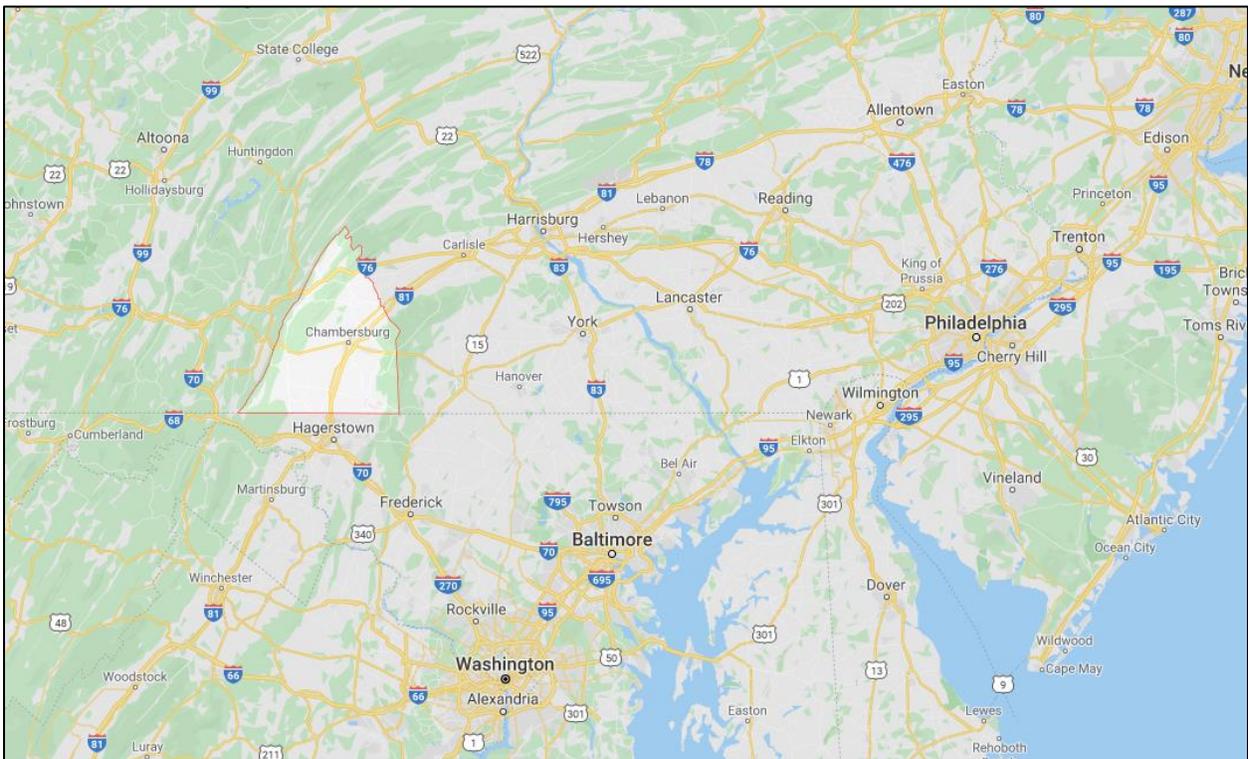
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project location is not within a Coastal Barrier Resources System (CBRS).

### **Are formal compliance steps or mitigation required?**

Yes

No





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# FLOOD INSURANCE

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Flood Insurance (CEST and EA)

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).
Reference		
<a href="https://www.hudexchange.info/environmental-review/flood-insurance">https://www.hudexchange.info/environmental-review/flood-insurance</a>		

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance. → *Continue to the Worksheet Summary.*

Yes → *Continue to Question 2.*

**2. Provide a FEMA/FIRM map showing the site.**

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

No → *Continue to the Worksheet Summary.*

Yes → *Continue to Question 3.*

**3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?**

Yes, the community is participating in the National Flood Insurance Program.

For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less

Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ *Continue to the Worksheet Summary.*

- Yes, less than one year has passed since FEMA notification of Special Flood Hazards. If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

→ *Continue to the Worksheet Summary.*

- No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The subject property is not located within the Special Flood Hazard Area (SFHA). The attached floodplain map is shown for reference. Map Panel: 42055C0464E (effective January 18, 2012)

**Are formal compliance steps or mitigation required?**

Yes

No

# National Flood Hazard Layer FIRMette





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# CLEAN AIR

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Air Quality (CEST and EA)

General Requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
<a href="https://www.hudexchange.info/environmental-review/air-quality">https://www.hudexchange.info/environmental-review/air-quality</a>		

### Scope of Work

- 1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

→ Continue to Question 2.

No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

### Air Quality Attainment Status of Project's County or Air Quality Management District

- 2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

No, project's county or air quality management district is in attainment status for all criteria pollutants

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

→ Continue to Question 3.

**3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis* or *threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed *de minimis* or threshold emissions.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ Continue to Question 4. Explain how you determined that the project would not exceed *de minimis* or threshold emissions in the Worksheet Summary.

**4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The information contained in the United States Environmental Protection Agency’s (EPA) *“Nonattainment Areas for Criteria Pollutants (Green Book)”* was reviewed on March 9, 2020 and Franklin County was found in “attainment” status for each of the National Ambient Air Quality Standards (NAAQS) which includes the following categories: Ozone, Particulate Matter (PM), Sulfur Dioxide, Lead, Carbon Monoxide, Nitrogen Dioxide, and National Multi-Pollutant.

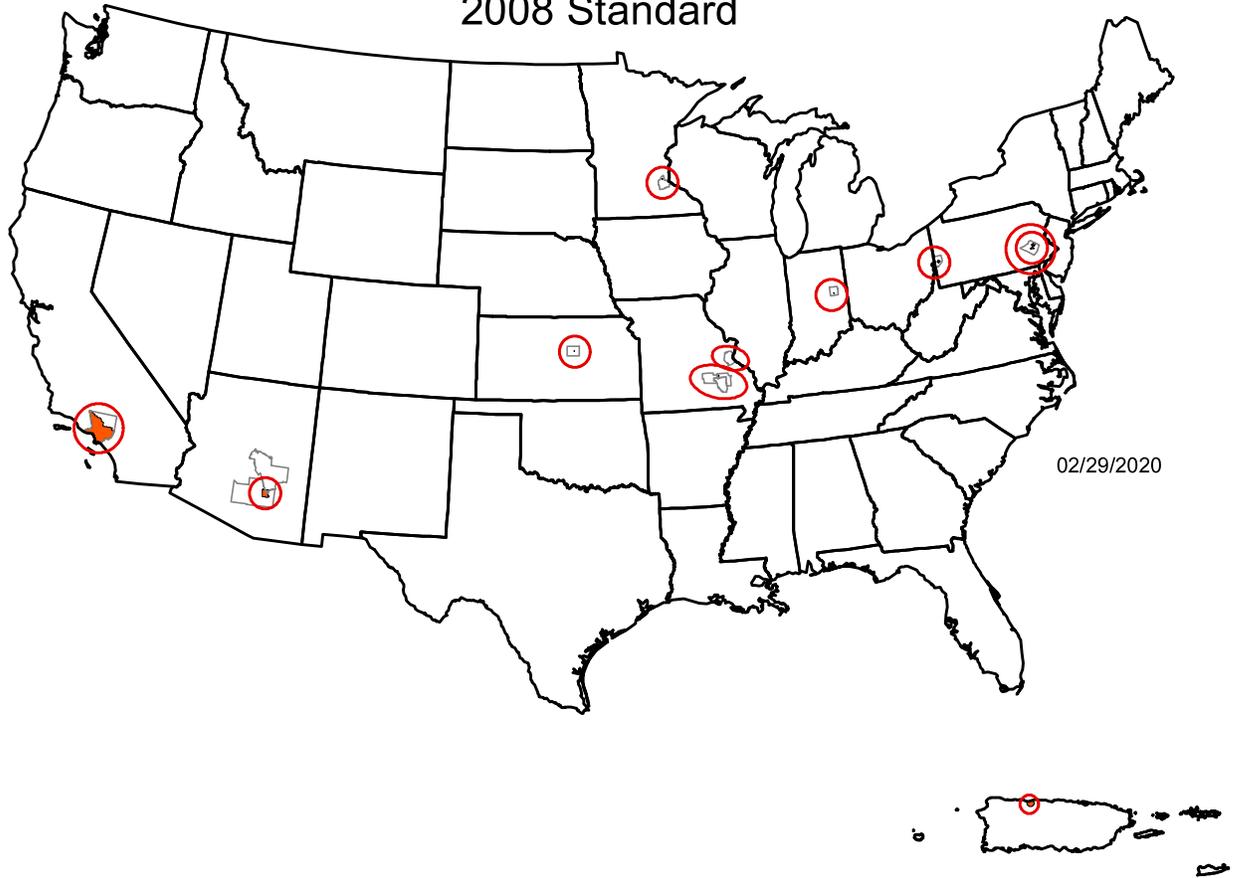
Additional Documentation: The following maps dated February 29, 2020 were checked for compliance:

- 8-Hour Ozone Nonattainment Areas (2015 Standard)
- PM-2.5 Nonattainment Areas (2012 Standard)
- Sulfur Dioxide (2010 Standard)
- Lead (2008 Standard)

**Are formal compliance steps or mitigation required?**

- Yes
- No

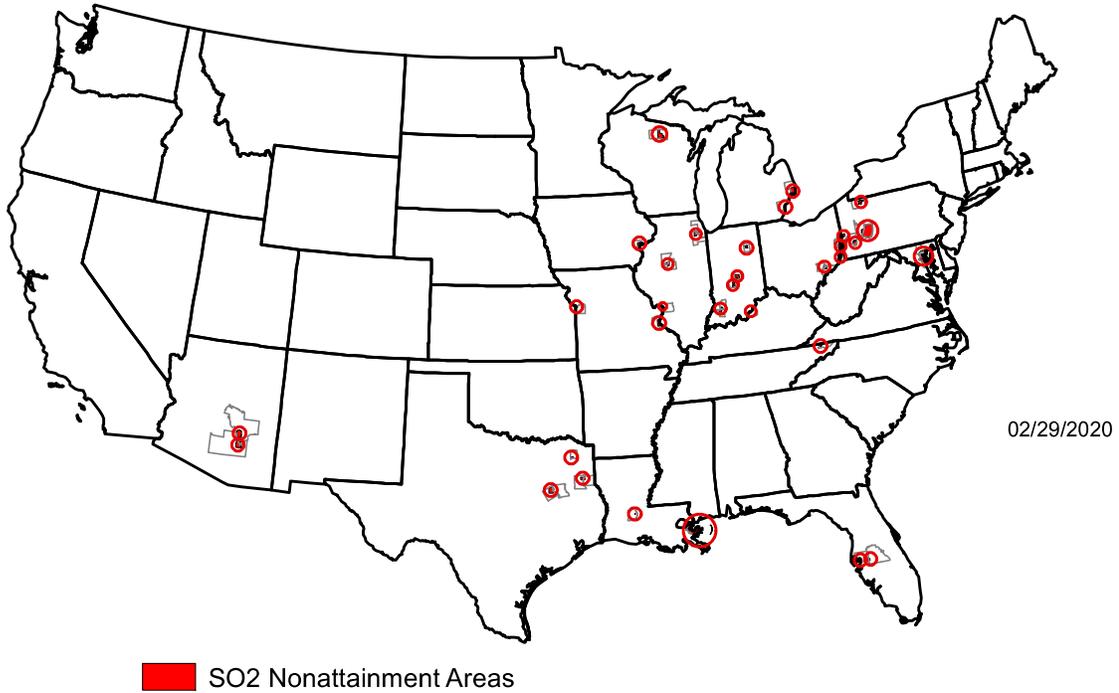
## Counties Designated Nonattainment for Lead 2008 Standard



 Nonattainment Areas (2008 Standard)

The portions of a county designated nonattainment are indicated by color on this national map. The counties with nonattainment areas are circled. The double circles indicate that there are two nonattainment areas within the same county. The State maps provide details of the smaller nonattainment areas within the county boundaries.

# SO2 Nonattainment Areas (2010 Standard)

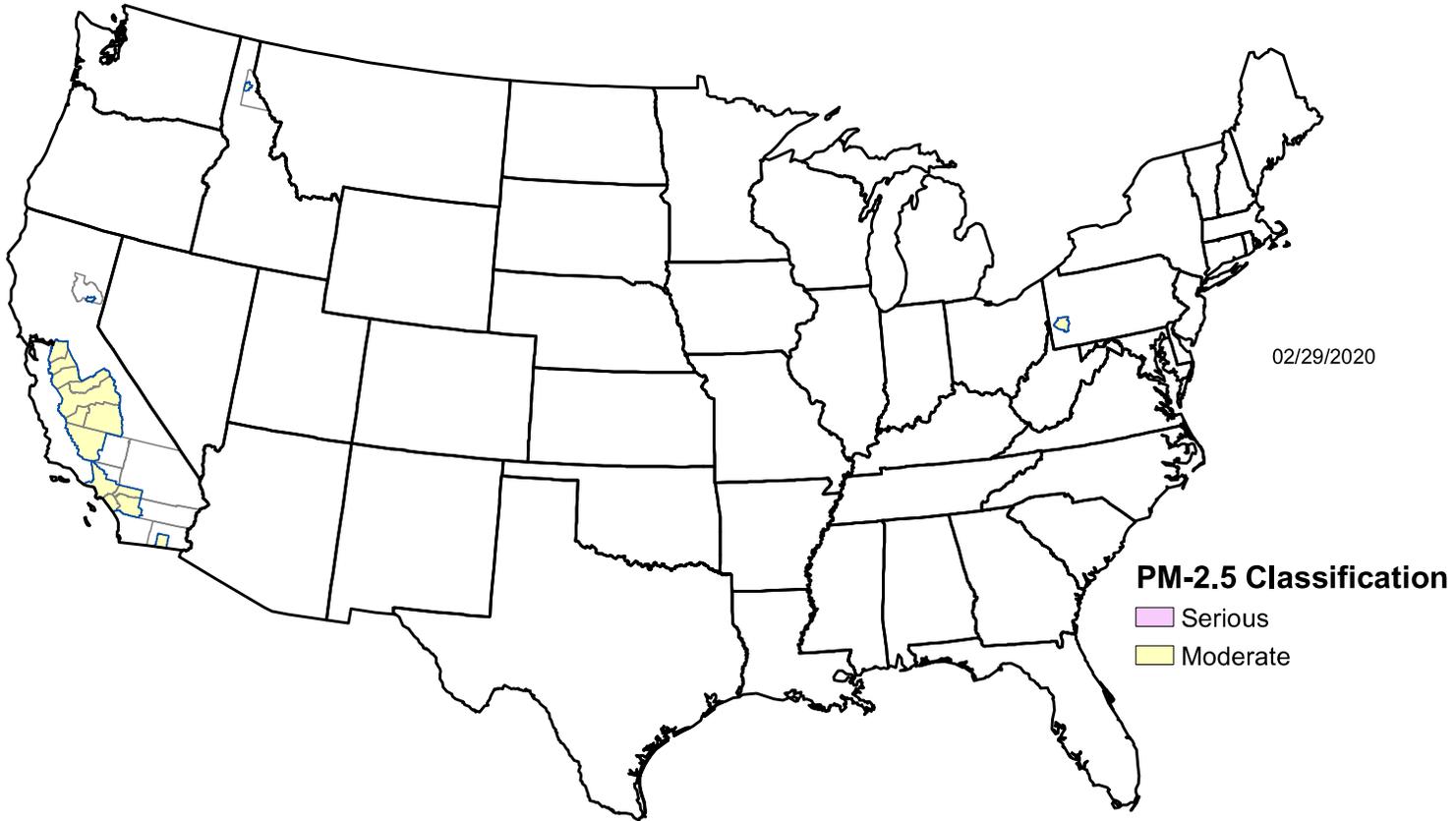


Nonattainment areas are indicated by color.  
When only a portion of a county is shown in color,  
it indicates that only that part of the county is within  
a nonattainment area boundary.



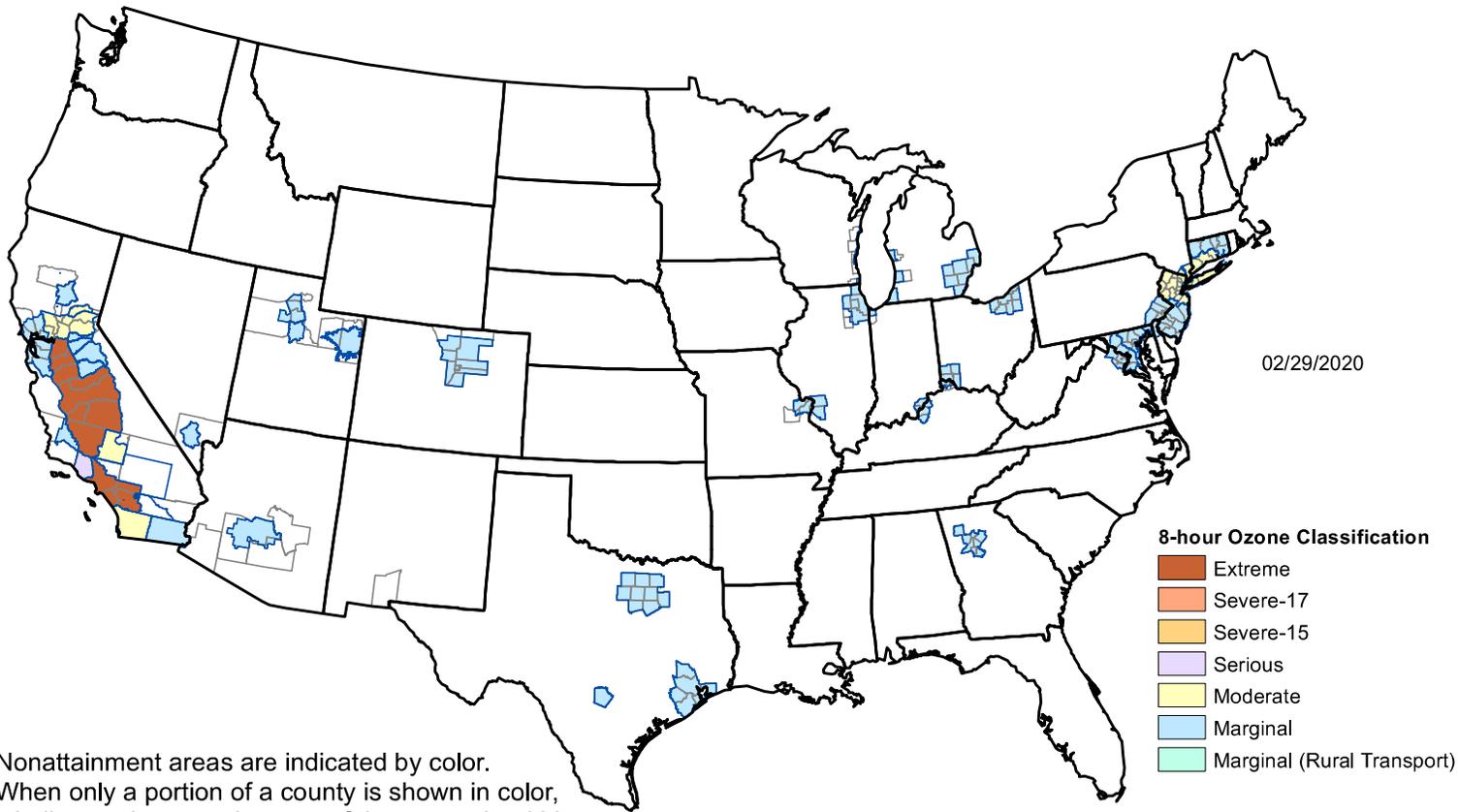
For the SO2 (2010) Steubenville, OH-WV nonattainment area, the Ohio portion was redesignated on November 29, 2019. The West Virginia portion has not been redesignated. The entire area is not considered in maintenance until all states in a multi-state area are redesignated.

# PM-2.5 Nonattainment Areas (2012 Standard)



Nonattainment areas are indicated by color. When only a portion of a county is shown in color, it indicates that only that part of the county is within a nonattainment area boundary.

# 8-Hour Ozone Nonattainment Areas (2015 Standard)



Nonattainment areas are indicated by color. When only a portion of a county is shown in color, it indicates that only that part of the county is within a nonattainment area boundary.



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# COASTAL ZONE MANAGEMENT

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
References		
<a href="https://www.onecpd.info/environmental-review/coastal-zone-management">https://www.onecpd.info/environmental-review/coastal-zone-management</a>		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

### 1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes → Continue to Question 2.

No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

### 2. Does this project include activities that are subject to state review?

Yes → Continue to Question 3.

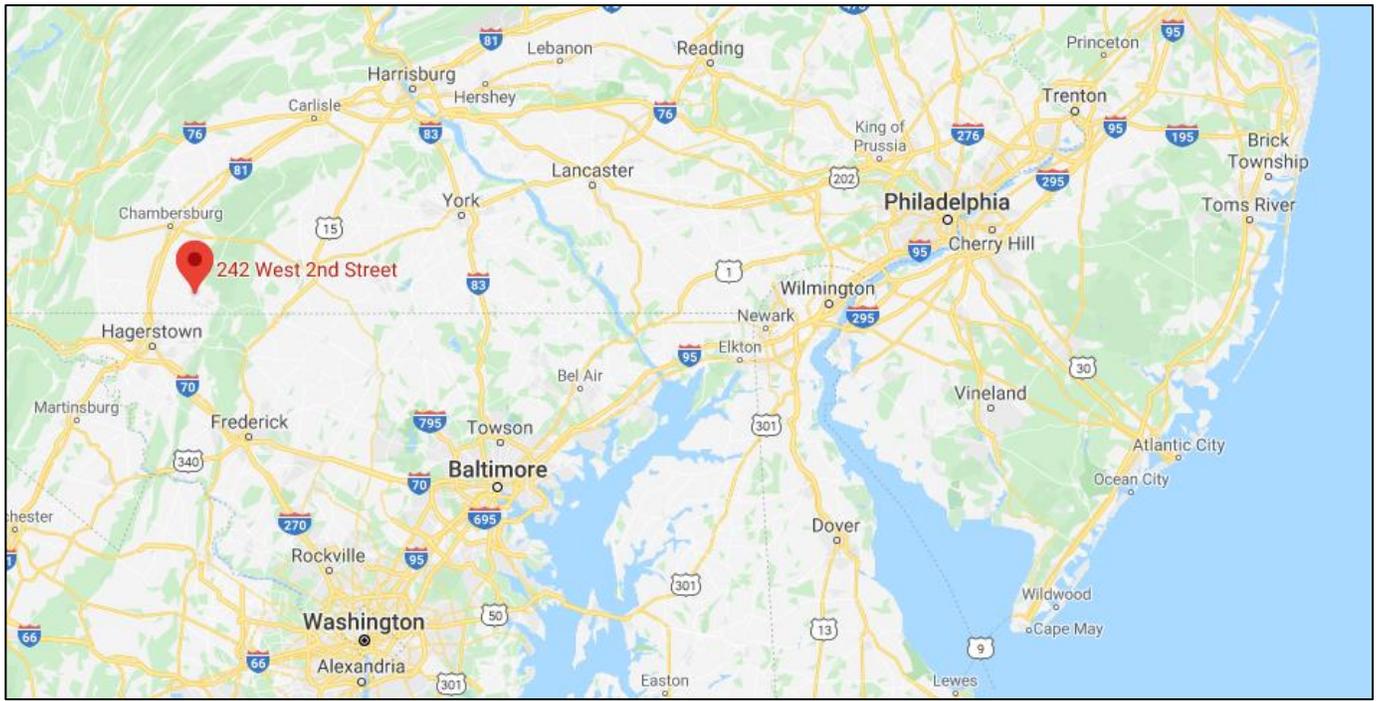
No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

### 3. Has this project been determined to be consistent with the State Coastal Management Program?

Yes, with mitigation. → Continue to Question 4.

Yes, without mitigation. → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.







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# CONTAMINATION AND TOXIC SUBSTANCES

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Contamination and Toxic Substances (Single Family Properties)

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
<b>Reference</b>		
<a href="https://www.hudexchange.info/programs/environmental-review/site-contamination">https://www.hudexchange.info/programs/environmental-review/site-contamination</a>		

**1. Evaluate the site for contamination. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property?**

Provide a map or other documentation of absence or presence of contamination<sup>1</sup> and explain evaluation of site contamination in the Worksheet below.

No

**Explain:**

The NEPAssist tool was utilized to determine which EPA facilities are located near the project site. On the attached map, there are no sites identified on the EPA Superfund National Priorities or CERCLA List, the project site is not located within 3,000 feet of a toxic or solid waste landfill site; or an underground storage tank. The proximity of gas stations to the subject property will not have a negative impact on the health and safety of the project occupants.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes

→ *Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 2.*

<sup>1</sup> Utilize EPA's Enviromapper and state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

## 2. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental mitigation cannot be mitigated, then HUD assistance may not be used for the project at this site.

### Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

Yes, adverse environmental impacts can be eliminated through mitigation.

→ *Provide all mitigation requirements<sup>2</sup> and documents. Continue to Question 3.*

## 3. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls<sup>3</sup>, or use of institutional controls<sup>4</sup>.

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

---

<sup>2</sup> Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

<sup>3</sup> Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

<sup>4</sup> Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

- Complete removal
- Risk-based corrective action (RBCA)
- Other

→ *Continue to the Worksheet Summary.*

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

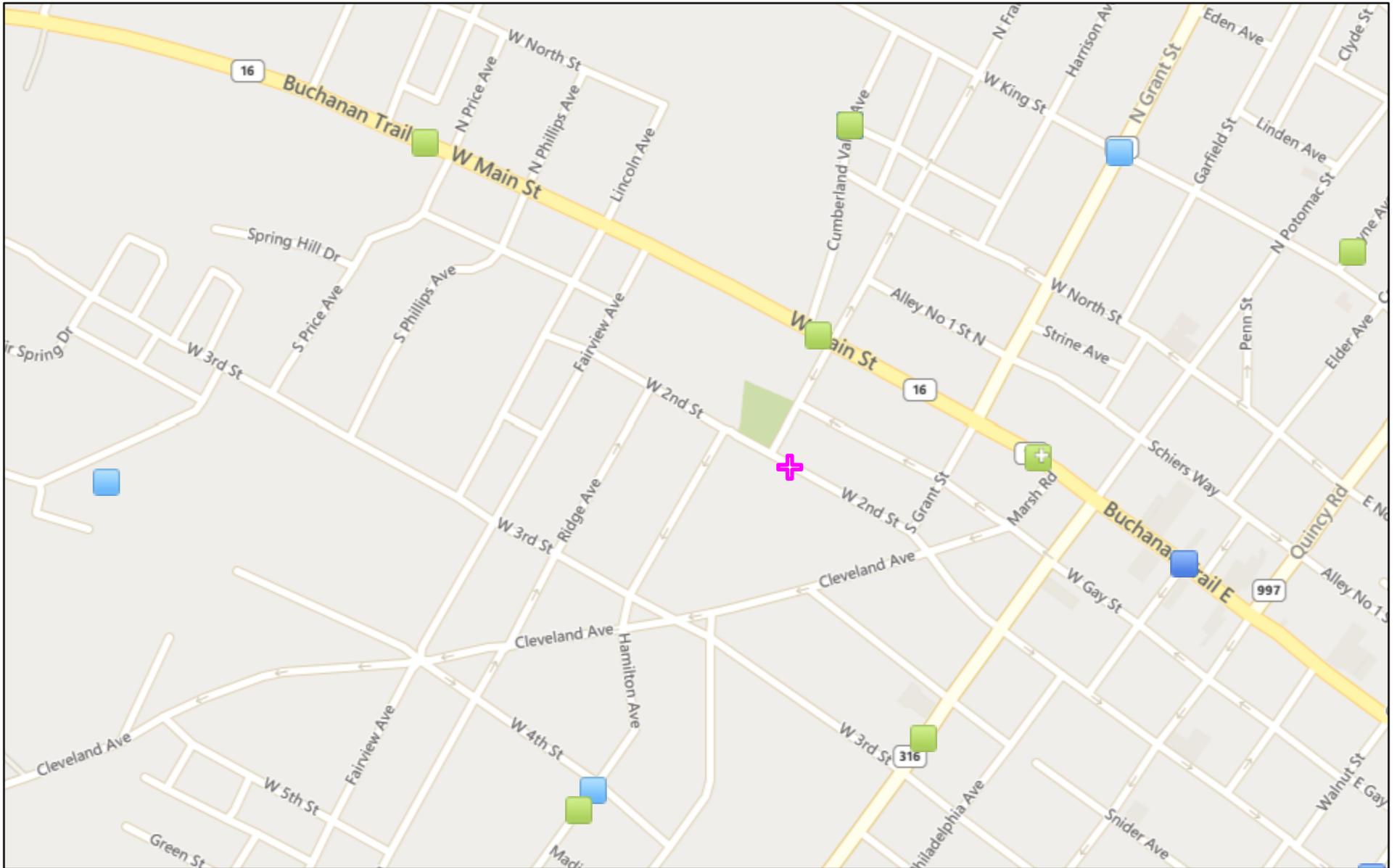
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Please see the attached map for the identification of EPA facilities near the site.

**Are formal compliance steps or mitigation required?**

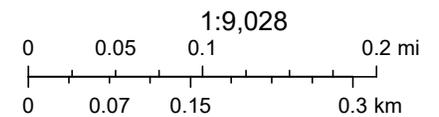
- Yes
- No

# ER\_SiteContamination\_Map



June 26, 2020

- + Hazardous Waste (RCRAInfo)
- Air Pollution (ICIS-AIR)
- Toxic Releases (TRI)
- Hazardous Waste (RCRAInfo)
- Water Dischargers (NPDES)
- + Search Result (point)



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# ENDANGERED SPECIES

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402
<b>References</b>		
<a href="https://www.hudexchange.info/environmental-review/endangered-species">https://www.hudexchange.info/environmental-review/endangered-species</a>		

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

**2. Are federally listed species or designated critical habitats present in the action area?**

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.*

Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

**3. What effects, if any, will your project have on federally listed species or designated critical habitat?**

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) *A biological evaluation or equivalent document*
- (2) *Concurrence(s) from FWS and/or NMFS*
- (3) *Any other documentation of informal consultation*

*Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.*

No, the Service(s) did not concur with the finding. → Continue to Question 5.

**5. Formal consultation is required**

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:

- (1) A biological assessment, evaluation, or equivalent document
- (2) Biological opinion(s) issued by FWS and/or NMFS
- (3) Any other documentation of formal consultation

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Mitigation as follows will be implemented:

No mitigation is necessary.

**Explain why mitigation will not be made here:**

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project was submitted through the PA Department of Conservation and Natural Resources (DCNR) – Pennsylvania Natural Diversity Inventory (PNDI) and all agencies responded with “No Known Impact” and “No Further Review Required”. The PNDI receipt is attached for referenced.

**Are formal compliance steps or mitigation required?**

Yes

No

## 1. PROJECT INFORMATION

Project Name: **2019 HOME Environmental Review - Waynesboro**

Date of Review: **4/2/2020 11:17:05 AM**

Project Category: **Development, Residential, single-family living unit (not located within a subdivision)**

Project Area: **0.13 acres**

County(s): **Franklin**

Township/Municipality(s): **WAYNESBORO**

ZIP Code: **17268**

Quadrangle Name(s): **WAYNESBORO**

Watersheds HUC 8: **Conococheague-Opequon**

Watersheds HUC 12: **East Branch Antietam Creek**

Decimal Degrees: **39.757284, -77.584670**

Degrees Minutes Seconds: **39° 45' 26.2230" N, 77° 35' 4.8112" W**

## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

## 2019 HOME Environmental Review - Waynesboro

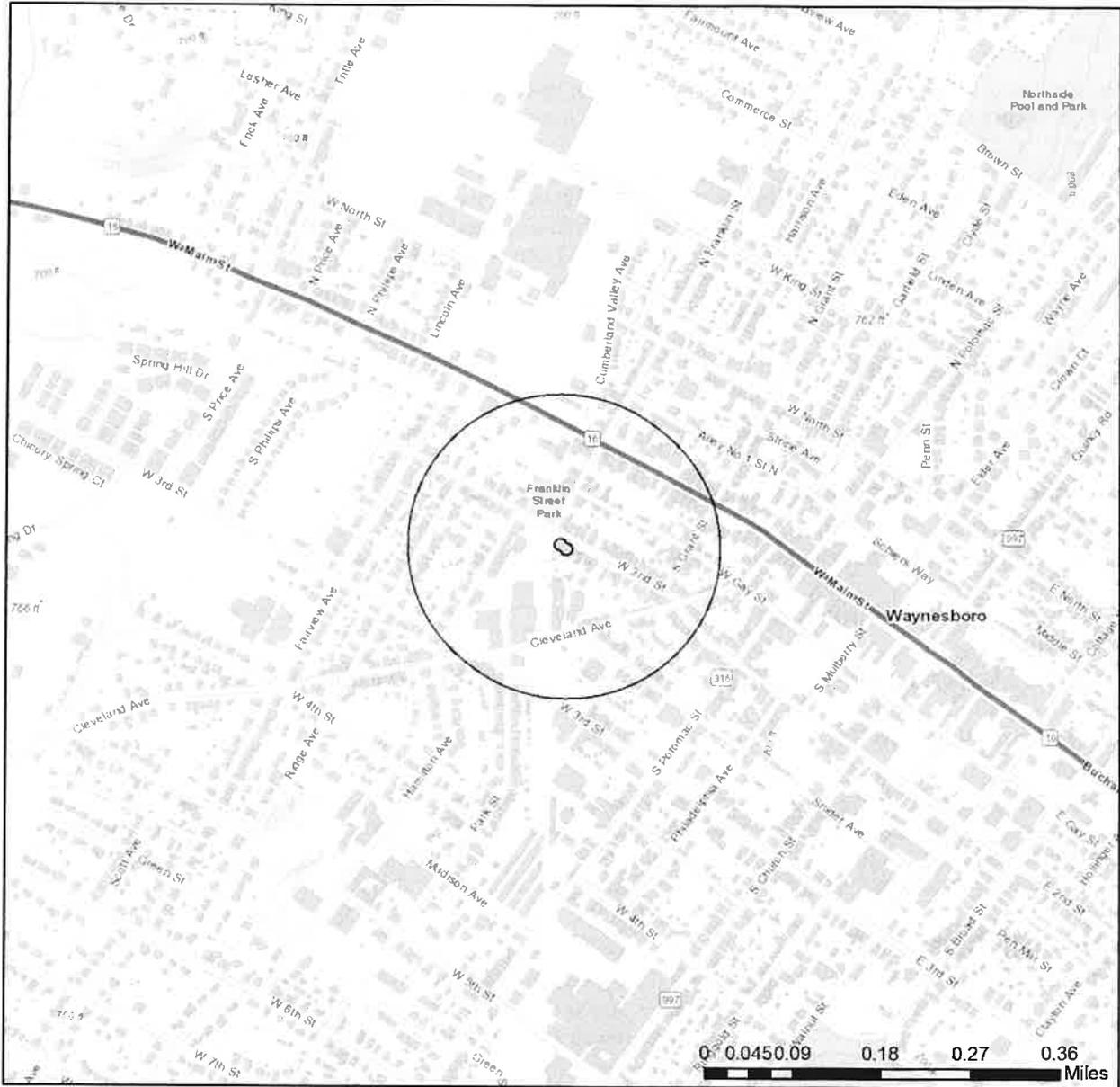


- Project Boundary
- Buffered Project Boundary



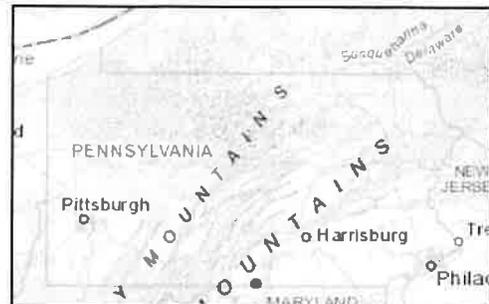
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
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## 2019 HOME Environmental Review - Waynesboro



- Project Boundary
- Buffered Project Boundary

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 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

##### RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

### 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

### 5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

### 6. AGENCY CONTACT INFORMATION

**PA Department of Conservation and Natural Resources**  
Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)

**U.S. Fish and Wildlife Service**  
Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

**PA Fish and Boat Commission**  
Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

**PA Game Commission**  
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

### 7. PROJECT CONTACT INFORMATION

Name: FRANKLIN COUNTY PLANNING DEPARTMENT  
Company/Business Name: Franklin County  
Address: 210 N. 2ND ST  
City, State, Zip: CHAMBERSBURG PA 17201  
Phone: 717 261-3055 Fax: ( )  
Email: nrboaling@franklincounty.pa.gov

### 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Nicole R. Boaling  
applicant/project proponent signature

April 2, 2020  
date

# EXPLOSIVES AND FLAMMABLE HAZARDS

**2019 HOME: “WAYNESBORO FIRST TIME HOME BUYERS”  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
<b>Reference</b>		
<a href="https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities">https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities</a>		

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

→ Continue to Question 2.

Yes

**Explain:**

→ Go directly to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

Yes

→ Continue to Question 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are **NOT** covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer “no.” For any other type of aboveground storage container within the search area that holds one of the

flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer “yes.”

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

Yes

→ Continue to Question 4.

4. Visit HUD’s website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit HUD’s website for information on calculating Acceptable Separation Distance.

Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations. Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Not aware of any explosive or flammable hazards within the vicinity of the project site. Relative information on the PA Department of Environmental Protection (DEP) website was analyzed and no facilities that would adversely affect the environment were found.

**Are formal compliance steps or mitigation required?**

- Yes  
 No



**Franklin County Planning Department**  
218 North Second Street  
Chambersburg, PA 17201  
Phone: 717-261-3855  
Fax: 717-264-8667  
Email: [planning@franklincountypa.gov](mailto:planning@franklincountypa.gov)

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# FARMLAND PROTECTION

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>
Reference		
<a href="https://www.hudexchange.info/environmental-review/farmlands-protection">https://www.hudexchange.info/environmental-review/farmlands-protection</a>		

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

- Yes → *Continue to Question 2.*  
 No

**Explain how you determined that agricultural land would not be converted:**

The proposed project is located within the Borough of Waynesboro. The existing residential homes will be demolished and replaced by single-family affordable homes.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

**2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nracs> or your NRCS state soil scientist [http://soils.usda.gov/contact/state\\_offices/](http://soils.usda.gov/contact/state_offices/) for assistance

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

**3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**

- Complete form **AD-1006**, "Farmland Conversion Impact Rating" [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1045394.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf) and contact the state soil scientist before sending it to the local NRCS District Conservationist.  
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1045395.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf).)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

**Document your conclusion:**

- Project will proceed with mitigation.

**Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- Project will proceed without mitigation.

**Explain why mitigation will not be made here:**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

As noted above, the proposed project is located within the Borough of Waynesboro. The existing residential homes will be demolished and replaced by single-family affordable homes.

**Are formal compliance steps or mitigation required?**

Yes

No



**Franklin County Planning Department**  
218 North Second Street  
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# FLOODPLAIN MANAGEMENT

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Floodplain Management (CEST and EA)

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55
<b>Reference</b>		
<a href="https://www.hudexchange.info/environmental-review/floodplain-management">https://www.hudexchange.info/environmental-review/floodplain-management</a>		

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD’s floodplain management regulations in Part 55?

Yes

**Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(7) or (8), provide supporting documentation.**

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 2.*

2. **Provide a FEMA/FIRM or ABFE map showing the site.**

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs) or Advisory Base Flood Elevations (ABFEs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes

**Select the applicable floodplain using the FEMA map or the best available information:**

Floodway → *Continue to Question 3, Floodways*

- Coastal High Hazard Area (V Zone) → *Continue to Question 4, Coastal High Hazard Areas*
- 500-year floodplain (B Zone or shaded X Zone) → *Continue to Question 5, 500-year Floodplains*
- 100-year floodplain (A Zone) → *The 8-Step Process is required. Continue to Question 6, 8-Step Process*

### 3. **Floodways**

#### **Is this a functionally dependent use?**

- Yes

The 8-Step Process is required. Work with your HUD FEO to determine a way to satisfactorily continue with this project. Provide a completed 8-Step Process, including the early public notice and the final notice.

→*Continue to Question 6, 8-Step Process*

- No

Federal assistance may not be used at this location unless a 55.12(c) exception applies. You must either choose an alternate site or cancel the project at this location.

### 4. **Coastal High Hazard Area**

#### **Is this a critical action?**

- Yes

Critical actions are prohibited in coastal high hazard areas. Federal assistance may not be used at this location. Unless the action is excepted at 24 CFR 55.12(c), you must either choose an alternate site or cancel the project.

- No

**Does this action include construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?**

- Yes, there is new construction.

New construction is prohibited in V Zones ((24 CFR 55.1(c)(3)).

- No, this action concerns only a functionally dependent use, existing construction(including improvements), or reconstruction following destruction caused by a disaster.

This construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ *Continue to Question 6, 8-Step Process*

**5. 500-year Floodplain**

**Is this a critical action?**

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 6, 8-Step Process*

**6. 8-Step Process.**

**Does the 8-Step Process apply? Select one of the following options:**

8-Step Process applies.

Provide a completed 8-Step Process, including the early public notice and the final notice.

→ *Continue to Question 7, Mitigation*

5-Step Process is applicable per 55.12(a)(1-3).

Provide documentation of 5-Step Process.

Select the applicable citation:

*55.12(a)(1)* HUD actions involving the disposition of HUD-acquired multifamily housing projects or “bulk sales” of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

*55.12(a)(2)* HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

*55.12(a)(3)* HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for “substantial improvement” under §

55.2(b)(10), and the footprint of the structure and paved areas is not significantly increased.

- 55.12(a)(4) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10) and that the footprint of the structure and paved areas is not significantly increased.

→ Continue to Question 7, Mitigation

- 8-Step Process is inapplicable per 55.12(b)(1-4).

Select the applicable citation:

- 55.12(b)(1) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway or coastal high hazard area.
- 55.12(b)(2) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(10)
- 55.12(b)(3) HUD actions involving the disposition of individual HUD-acquired, one- to four-family properties.
- 55.12(b)(4) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573) of loans that refinance existing loans and mortgages, where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance.
- 55.12(b)(5) The approval of financial assistance to lease an existing structure located within the floodplain, but only if—
  - (i) The structure is located outside the floodway or Coastal High Hazard Area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24);
  - (ii) The project is not a critical action; and
  - (iii) The entire structure is or will be fully insured or insured to the maximum under the NFIP for at least the term of the lease.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

**7. Mitigation**

**For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

**Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.**

- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology
- Planting or restoring native plant species
- Bioswales
- Evapotranspiration
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements or similar easements
- Floodproofing of structures
- Elevating structures including freeboarding above the required base flood elevations
- Other

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates

- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The subject property is not located within the Special Flood Hazard Area (SFHA). The attached floodplain map is shown for reference. Map Panel: 42055C0464E (effective January 18, 2012).

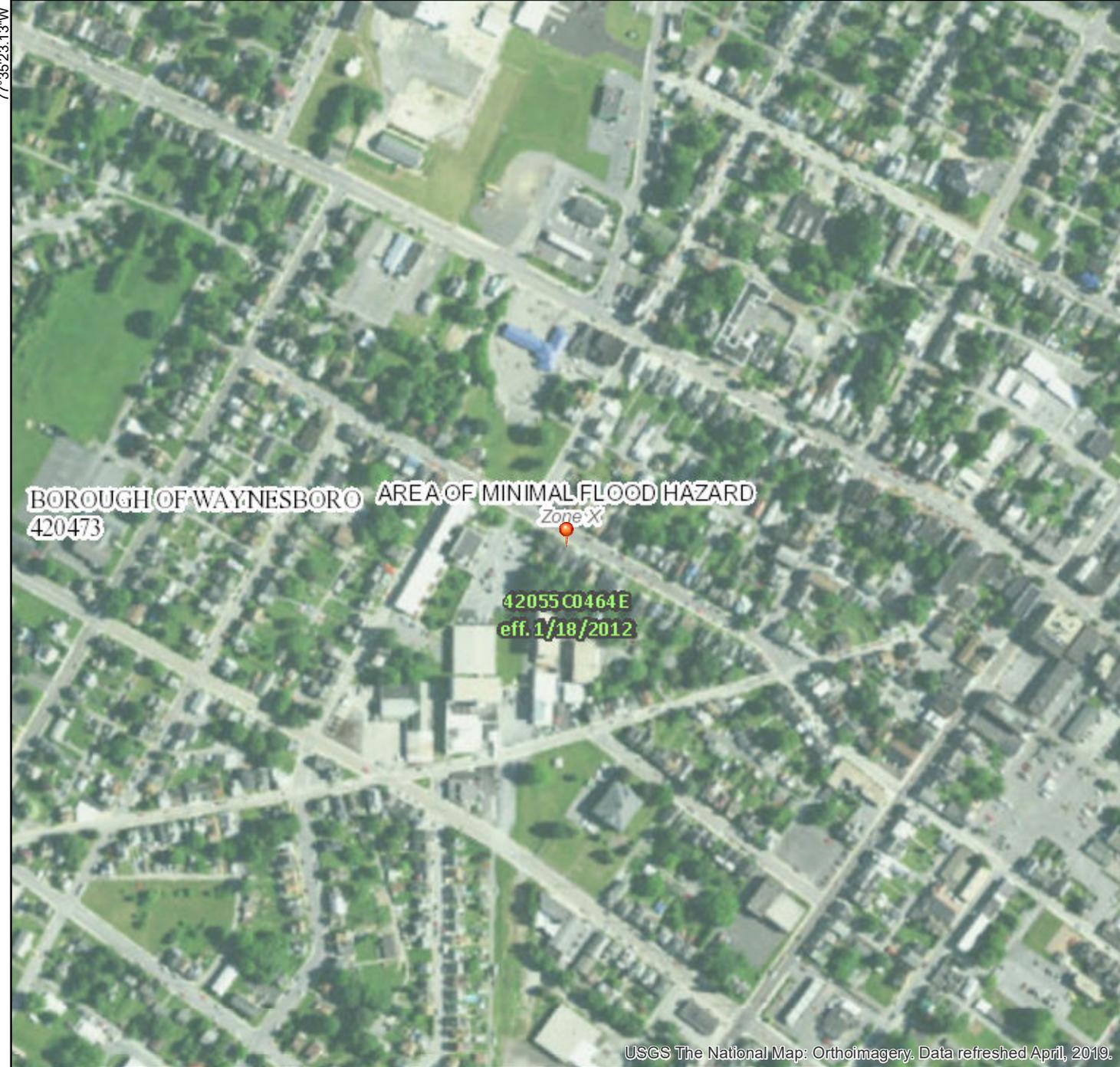
**Are formal compliance steps or mitigation required?**

- Yes
- No

# National Flood Hazard Layer FIRMMette



39°45'40.44"N



77°35'23.13"W

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

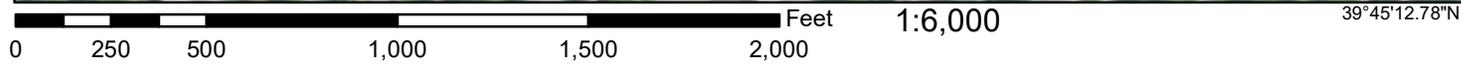


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/10/2020 at 2:53:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





**Franklin County Planning Department**  
218 North Second Street  
Chambersburg, PA 17201  
Phone: 717-261-3855  
Fax: 717-264-8667  
Email: [planning@franklincountypa.gov](mailto:planning@franklincountypa.gov)

---

# HISTORIC PRESERVATION

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Historic Preservation (CEST and EA)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	<a href="#">36 CFR 800 "Protection of Historic Properties"</a>
<b>References</b>		
<a href="https://www.hudexchange.info/environmental-review/historic-preservation">https://www.hudexchange.info/environmental-review/historic-preservation</a>		

### Threshold

#### Is Section 106 review required for your project?

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the [PA Database](#) to find applicable PAs.)

**Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:**

→ Continue to the Worksheet Summary.

- No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

**Either provide the memo itself or a link to it here. Explain and justify the other determination here:**

→ Continue to the Worksheet Summary.

- Yes, because the project includes activities with potential to cause effects (direct or indirect). → Continue to Step 1.

**The Section 106 Process**

After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Note that consultation continues through all phases of the review.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

**Step 1 - Initiate Consultation**

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD’s website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the [When To Consult With Tribes checklist](#) within [Notice CPD-12-006: Process for Tribal Consultation](#) to determine if you should invite tribes to consult on a particular project. Use the [Tribal Directory Assessment Tool \(TDAT\)](#) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

**Select all consulting parties below (check all that apply):**

- State Historic Preservation Officer (SHPO)
- Advisory Council on Historic Preservation
- Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native
- Hawaiian Organizations (NHOs)

**List all tribes that were consulted here and their status of consultation:**

- Other Consulting Parties

**List all consulting parties that were consulted here and their status of consultation:**

**Describe the process of selecting consulting parties and initiating consultation here:**

The Borough of Waynesboro, Waynesboro Historical Society, and Waynesboro Chamber of Commerce were notified of the project on June 12, 2020 via email regarding the proposed project. Additional notification was sent on June 19, 2020 to Mainstreet Waynesboro and notification to all potential consulting parties that the HOME award was officially granted. These consulting parties were selected based on conversations with the PA State Historic Preservation Office. No comments received to date. Notice and copies of emails are attached for review.

*Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.*

**Step 2 - Identify and Evaluate Historic Properties**

**Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.**

The project site is located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street. Maps attached for reference.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register. Refer to HUD’s website for guidance on identifying and evaluating historic properties.

**In the space below, list historic properties identified and evaluated in the APE.**

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

- 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street
- Contributing Buildings to the Waynesboro Historic District.
  - PA SHPO concurs with finding of adverse effect.
  - Information on the site is not sensitive.

Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

**Was a survey of historic buildings and/or archeological sites done as part of the project?**

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, [Guidance on Archeological Investigations in HUD Projects](#).

- Yes → *Provide survey(s) and report(s) and continue to Step 3.*

Additional notes:

- No → *Continue to Step 3.*

**Step 3 - Assess Effects of the Project on Historic Properties**

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. ([36 CFR 800.5](#)) Consider direct and indirect effects as applicable as per HUD guidance.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

- No Historic Properties Affected

**Document reason for finding:**

- No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*
- Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user’s request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.4\(d\)\(1\)](#)) and consult further to try to resolve objection(s).

No Adverse Effect

**Document reason for finding:**

**Does the No Adverse Effect finding contain conditions?**

Yes

**Check all that apply:** (check all that apply)

- Avoidance
- Modification of project
- Other

**Describe conditions here:**

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.5\(c\)\(2\)](#)) and consult further to try to resolve objection(s).

Adverse Effect

**Document reason for finding:**

Copy and paste applicable Criteria into text box with summary and justification.

Criteria of Adverse Effect: [36 CFR 800.5](#)]

**36 CFR §800.5(a)(2)(i) and (iii)** – Assessment of adverse effects – examples of adverse effects: *“Physical destruction of or damage to all or part of the property”* and *“removal of property from its historic location”*.

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in [36 CFR 800.11\(e\)](#). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ Continue to Step 4.

#### Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and [36 CFR 800.6 and 800.7](#).

#### Were the Adverse Effects resolved?

Yes

**Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:**

Conference calls were held on June 30, 2020 and July 16, 2020 between the project applicant (Franklin County Planning Department), the developer (Luminest, Inc.), Borough of Waynesboro, Mainstreet Waynesboro, and PA State Historic Preservation Office (SHPO) to discuss various aspects of the project including economic feasibility of rehabilitation vs. demolition and potential mitigation measures to include in a Memorandum of Agreement (MOA) between the parties involved in the project.

The Advisory Council on Historic Preservation was contacted via email about the proposal on Friday, July 10, 2020. A response was received on July 29, 2020. All documentation is attached to the ERR for review.

**For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

The following items were identified to mitigate the adverse effect on historic properties:

- Property Redevelopment specifications: The County in coordination with Luminest is responsible for submitting the plans for the proposed homes to the PA SHPO for review prior to construction. The design should be sensitive to the historic district setting and maintain the visual continuity of the historic district streetscape.
- The County will work with the Borough of Waynesboro to add information about the National Register to the Borough website.
- Submit photo documentation showing any primary or significant spaces to the PA SHPO and Borough of Waynesboro.

**The signed Memorandum of Agreement (MOA) is attached to ERR for reference.**

→ Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.

No

The project must be cancelled unless the “Head of Agency” approves it. Either provide approval from the “Head of Agency” or cancel the project at this location.

**Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and “Head of the Agency”:**

**Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ Provide correspondence, comments, documentation of decision, and “Head of Agency” approval. Continue to the Worksheet Summary.

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

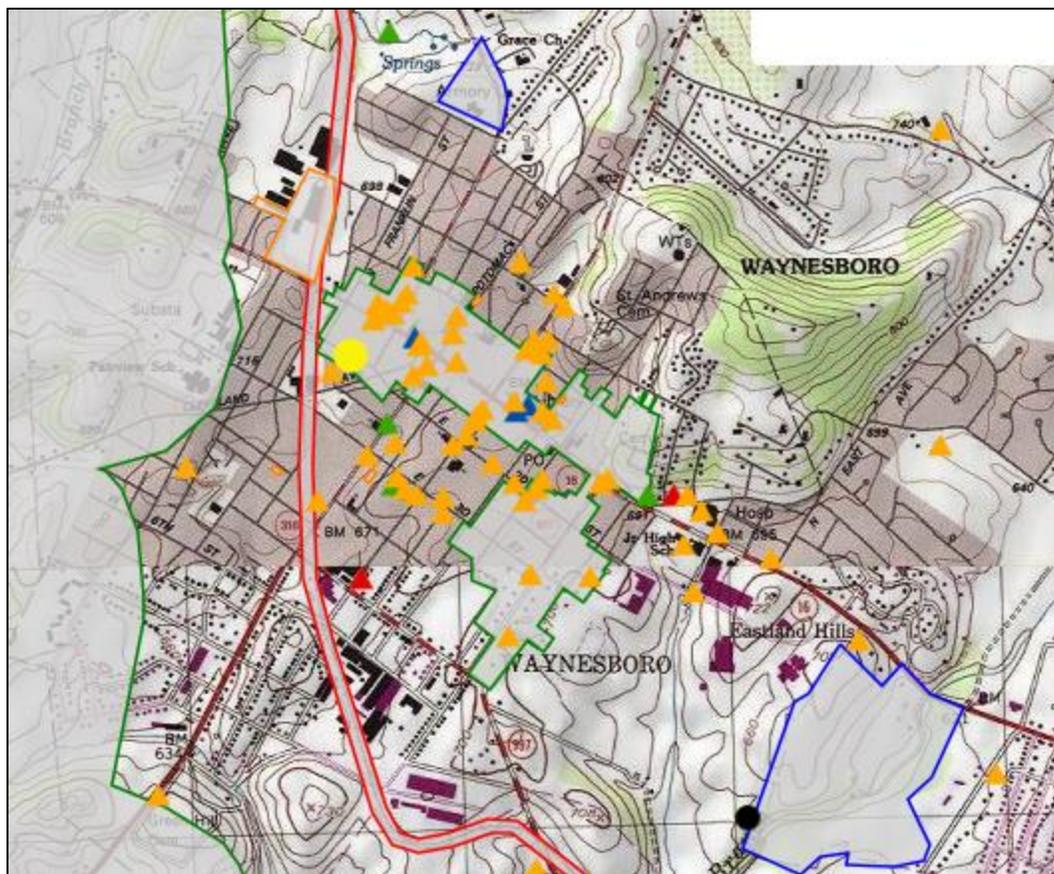
Following coordination with the PA State Historic Preservation Office, Borough of Waynesboro and Mainstreet Waynesboro, the items identified within the signed Memorandum of Agreement (MOA) have been agreed upon to mitigate the adverse effect on historic properties. The signed MOA is attached to the ERR and additional analysis, photos, maps, and email correspondence between the organizations is included for reference.

**Are formal compliance steps or mitigation required?**

Yes

No

Address	Tax Parcel	Historic Name	Year Built	Style	Primary Material	Contributing Status	Comments
129 W SECOND ST	26-5C08-.090-.000000		1900	Queen Anne	Weatherboard	Contributing	
135 W SECOND ST	26-5C08-.080-.000000		1870	No Style	Asbestos	Contributing	
139 W SECOND ST	26-5C08-.079-.000000		1870	No Style	Metal	Contributing	
141 W SECOND ST	26-5C08-.078-.000000		1870	No Style	Asphalt	Contributing	
143 W SECOND ST	26-5C08-.077-.000000		1870	No Style	Aluminum	Contributing	
145 W SECOND ST	26-5C08-.076-.000000		1870	No Style	Aluminum	Contributing	
201 W SECOND ST	26-5C08-.070-.000000		1900	Queen Anne	Brick	Contributing	
202 W SECOND ST	26-5C08-.126-.000000		1900	No Style	Asbestos	Contributing	
204 W SECOND ST	26-5C08-.125-.000000		1900	No Style	Aluminum	Contributing	
206 W SECOND ST	26-5C08-.124-.000000		1880	No Style	Asbestos	Contributing	
207 W SECOND ST	26-5C08-.069-.000000		1900	Queen Anne	Brick	Contributing	
208 W SECOND ST	26-5C08-.123-.000000		1890	Queen Anne	Aluminum	Noncontributing	
210 W SECOND ST	26-5C08-.122-.000000		1890	Queen Anne	Brick	Contributing	
211 W SECOND ST	26-5C08-.068-.000000		1900	Queen Anne	Brick	Contributing	
212 W SECOND ST	26-5C08-.121-.000000		1880	No Style	Wood	Contributing	
215 W SECOND ST	26-5C08-.064-.000000		1880	No Style	Aluminum	Contributing	
216 W SECOND ST	26-5C08-.120-.000000		1890	Late Gothic Revival	Brick	Contributing	
217 W SECOND ST	26-5C08-.063-.000000		1900	Queen Anne	Brick	Contributing	
219 W SECOND ST	26-5C08-.061-.000000		1880	Queen Anne	Vinyl	Noncontributing	
220 W SECOND ST	26-5C08-.119-.000000		1890	Queen Anne	Wood	Contributing	
221 W SECOND ST	26-5C08-.060-.000000		1890	No Style	Wood	Contributing	
222 W SECOND ST	26-5C08-.118-.000000		1880	Queen Anne	Asbestos	Contributing	
225 W SECOND ST	26-5C08-.059-.000000		1890	Queen Anne	Asbestos	Contributing	
226 W SECOND ST	26-5C08-.117-.000000		1880	Second Empire	Vinyl	Contributing	
228 W SECOND ST	26-5C08-.116-.000000					Noncontributing	Vacant. Property demolished after 1970, according to historic aerial.
229 W SECOND ST	26-5C08-.058-.000000		1890	Queen Anne	Asbestos	Contributing	
230 W SECOND ST	26-5C08-.115-.000000		1900	Queen Anne	Aluminum	Contributing	
231 W SECOND ST	26-5C08-.057-.000000		1880	No Style	Asbestos	Contributing	
232 W SECOND ST	26-5C08-.114-.000000		1880	No Style	Vinyl	Contributing	
235 W SECOND ST	26-5C08-.055-.000000		1880	Queen Anne	Brick	Contributing	
236 W SECOND ST	26-5C07-.062-.000000		1890	Mixed	Brick	Contributing	
237 W SECOND ST	26-5C08-.054-.000000		1880	No Style	Vinyl	Noncontributing	
240 W SECOND ST	26-5C07-.063-.000000		1880	Queen Anne	Wood	Contributing	
241 W SECOND ST	26-5C07-.061-.000000		1880	Queen Anne	Wood	Contributing	
242 W SECOND ST	26-5C07-.064-.000000		1880	Late Gothic Revival	Wood	Contributing	
245 W SECOND ST	26-5C07-.060-.000000		1900	Queen Anne	Vinyl	Contributing	
247 W SECOND ST	26-5C07-.059-.000000		1900	Queen Anne	Vinyl	Contributing	
249 W SECOND ST	26-5C07-.058-.000000		1880	Late Gothic Revival	Brick	Contributing	
21 STRINE AVE	25-5A64-.060B-000000		1870	No Style	Vinyl	Noncontributing	





**Franklin County Planning Department**  
218 North Second Street  
Chambersburg, PA 17201  
Phone: 717-261-3855  
Fax: 717-264-8667  
Email: [planning@franklincountypa.gov](mailto:planning@franklincountypa.gov)

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March 10, 2020

Pamela W. Reilly, DCED Historic Preservation Specialist  
DCED Community Affairs & Development Office  
Commonwealth Keystone Building, 4<sup>th</sup> Floor  
400 North Street  
Harrisburg, PA 17120-0225

Dear Ms. Reilly:

The purpose of this letter is to comply with the requirements of the Advisory Council on Historic Preservation's regulations governing the Section 106 consultation and notification process for Franklin County's Home Investment Partnership Program (HOME) as part of the Environmental Review Record (ERR).

The subject proposal, Waynesboro First Time Home Buyers, includes the demolition of two (2) existing blighted single-family homes in the Borough of Waynesboro that will be replaced by two (2) newly constructed homes marketed to first-time home buyers that meet HOME income eligibility requirements. The properties are located at 242 and 246 W. 2<sup>nd</sup> Street, Waynesboro, PA, 17268. The property is not located in or near an identified historic district or property.

Enclosed is the SHPO Consultation Form, project description, photos, and maps of the project location for your review. Please contact me with any questions or if additional information is required. I would greatly appreciate your response within thirty (30) days of your receipt of this letter.

Thank you,

Nicole R. Boling  
Senior Planner  
Franklin County Planning Department  
218 N. 2nd Street  
Chambersburg, PA 17201  
[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)  
717-261-3855



**SECTION 106 CONSULTATION FORM for DCED ADMINISTERED HUD PROGRAMS**

Comments are requested from the PA Department of Community & Economic Development (DCED) Historic Preservation Specialist in coordination with the PA State Historic Preservation Office (PA SHPO) for compliance with Section 106 of the National Historic Preservation Act of 1966, the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, as revised, and the provisions of the Programmatic Agreement in effect for HUD funded programs administered by DCED.

TYPED RETURN ADDRESS ( 3 LINES, ALL CAPS, NO PUNCTUATION)  
FRANKLIN COUNTY PLANNING DEPARTMENT  
218 N 2ND STREET

Contact person: Nicole R. Boling, Senior Planner, Franklin County  
Planning Department  
Phone #: 717-261-3855  
Email Address: nrboling@franklincountypa.gov  
Federal Program: HOME

**Project Name & Location including Street Address, Twp/Boro, County** **SHPO COMMENTS**

If this project was previously reviewed, ER #

242 W. 2ND STREET, WAYNESBORO, PA 17268  
246 W. 2ND STREET, WAYNESBORO, PA 17268  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY

**AGENCY FINDING:** **ER #** \_\_\_\_\_

No Historic or Archaeological Resources Affected: \_\_\_\_\_

No Adverse Effect: \_\_\_\_\_

Conditional No Effect or No Adverse Effect: \_\_\_\_\_

Concurrence signature required: \_\_\_\_\_  
I accept specified conditions: \_\_\_\_\_ Date: \_\_\_\_\_

More Information Required: \_\_\_\_\_

Adverse Effect, Continued Consultation Required: \_\_\_\_\_

Phase I Archaeological Survey Required: \_\_\_\_\_

The project may proceed without further consultation with the DCED Historic Preservation Specialist, the PA SHPO or the Advisory Council on Historic Preservation with a finding of No Effect or No Adverse Effect. If you accept the conditions, sign the concurrence line and mail back a copy for Conditional No Effect or No Adverse Effect findings. More Information findings require the submission of additional project details. An Adverse Effect finding requires consultation with the PA SHPO to explore options to avoid or reduce the project's adverse effect on historic resources. When a Phase I Archaeological Survey is required, consultation with the reviewing PA SHPO archaeologist is necessary to develop an appropriate scope of work. Your compliance with the Section 106 process is subject to monitoring by the PA SHPO, DCED or HUD. If you have any questions regarding the project review process, please contact Pamela Reilly at: (717) 720-1441 or at email address: [preilly@pa.gov](mailto:preilly@pa.gov)

Review Date: \_\_\_\_\_

By: \_\_\_\_\_  
**Pamela W. Reilly, DCED Historic Preservation Specialist**  
**DCED Community Affairs & Development Office**  
**Commonwealth Keystone Building, 4<sup>th</sup> Floor**  
**400 North Street, Harrisburg, PA 17120-0225**

Project Area of Potential Effect (APE)  
Approved:  
yes \_\_\_\_\_ no \_\_\_\_\_

## **2019 HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) APPLICATION**

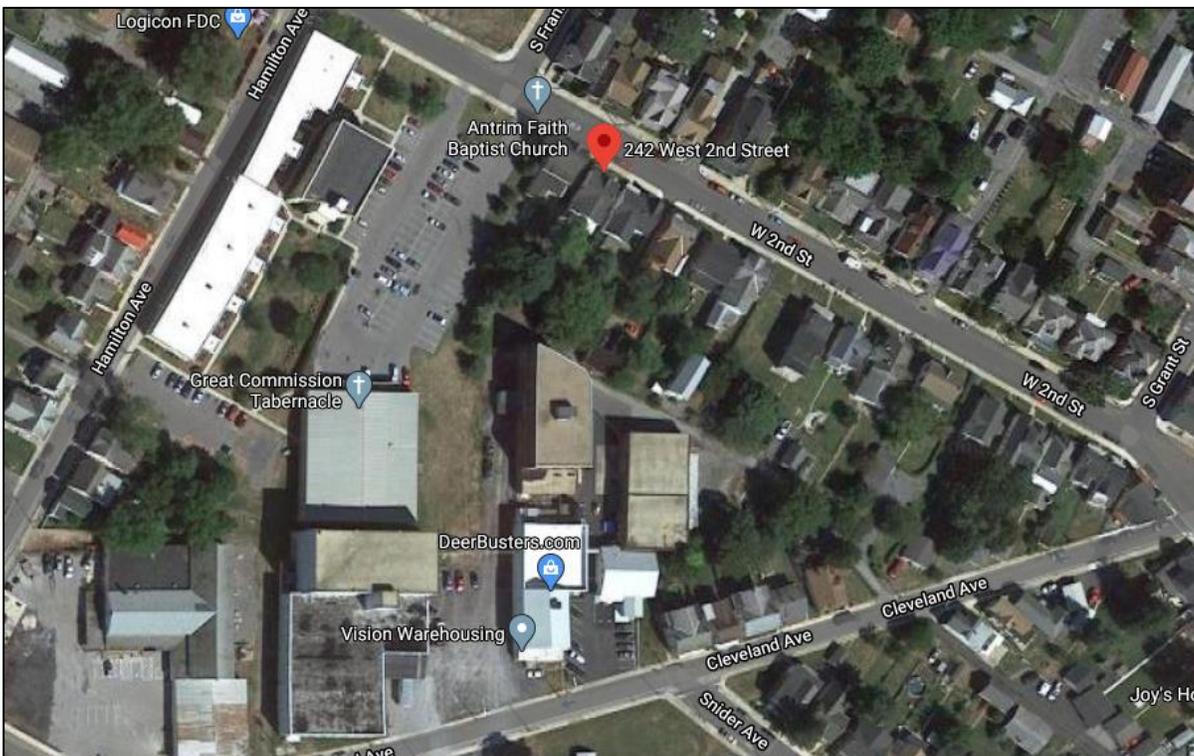
Luminest, Inc. – Waynesboro First Time Home Buyers

Environmental Review Record

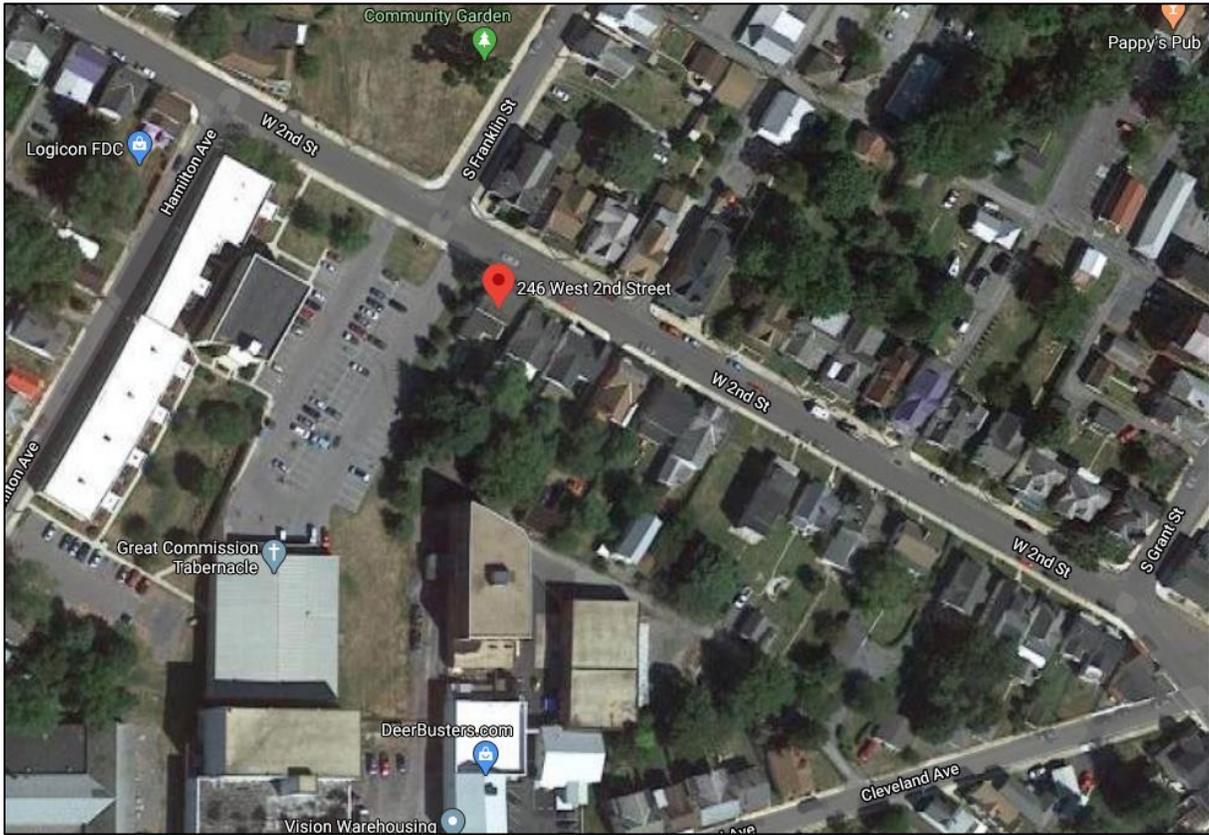
March 10, 2020

**Project Description:** The proposed project is located at 242-244 West 2<sup>nd</sup> Street, Waynesboro, PA 17268. The proposal includes the demolition of two (2) existing blighted single-family homes in the Borough of Waynesboro, Franklin County, that will be replaced by two (2) newly constructed homes marketed to first-time home buyers that meet HOME income eligibility requirements.

### **Location Maps and Photos of Existing Site:**



Google Maps – 242 West 2<sup>nd</sup> Street, Waynesboro



Google Maps – 246 West 2<sup>nd</sup> Street, Waynesboro







March 10, 2020

Nicole Boling, Senior Planner  
nrboling@franklincountypa.gov  
Franklin County Planning Department  
218 N. 2<sup>nd</sup> Street  
Chambersburg, PA 17201

RE: ER # 2020-5010-055-C  
HUD/DCED Demolition of 242-244 and 246 West 2<sup>nd</sup> Street  
Waynesboro, Franklin County

Dear Ms. Boling,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

### **Proposed Project**

The proposed project included demolition of two vacant buildings at 242-244 and 246 West 2<sup>nd</sup> Street in Waynesboro and new construction of two single family affordable homes at that site utilizing HUD HOME funds.

### **Archaeological Resources**

In our opinion, no archaeological resources will be affected by the proposed project.

### **Above Ground Resources**

This project will remove two contributing buildings in the Waynesboro Historic District (CRGIS key # 102235) which is listed in the National Register of Historic Places. Consequently, the project will have an Adverse Effect on historic properties and continued consultation with PA SHPO is needed as well as the identification of interested parties who may chose to participate in the Section 106 consultation process. With regards to this consulting party coordination, federal agencies or those acting on their behalf are required to consider the effects of their undertakings on historic properties in consultation with identified historic preservation stakeholders pursuant to 36 CFR 800.2.a(4). Consultation is defined as the process of seeking, discussing and considering the views of other participants and, where feasible, seeking agreement with them regarding matters arising in the Section 106 process. Please provide documentation of the agency's efforts to identify consulting parties with an interest in the effect of this project on historic properties. Local preservation, community and Main Street groups that may have an interest in the project's potential to affect historic properties and should be identified and invited to participate.

In addition, please provide PA SHPO with documentation of the consideration of alternatives that avoid or minimize the adverse effect on identified historic properties. This analysis should clearly state the intent and need for the project and provide supporting data demonstrating the alternatives considered.

If you have any questions or concerns regarding this review and the future consultation process, please contact Pamela Reilly at [preilly@pa.gov](mailto:preilly@pa.gov) or (717) 783-6099..

Sincerely,



Douglas C. McLearn, Chief  
Division of Environmental Review

**PROJECT DESCRIPTION/INDIVIDUAL PROPERTY INFORMATION FORM  
FOR DCED ADMINISTERED HUD PROGRAMS**

**PROJECT NAME:** Waynesboro First Time Home Buyers

Submitted by: **Nicole R. Boling, Senior Planner**  
Franklin County Planning Department  
218 N. 2nd Street, Chambersburg, PA 17201

Project acreage for ground disturbing projects: 0.16 acres

**PROJECT DESCRIPTION:** Proposal to demolish the existing blighted residential structure in order to construct a single-family three (3) bedroom home for purchase by families who have incomes up to 80% of median income.

**Rehabilitation** \_\_\_\_\_ **Demolition** X **New Construction:** X **Acquisition:** \_\_\_\_\_

**Project funding source:** **CDBG** \_\_\_\_\_ **HOME** X **Other** \_\_\_\_\_

Street Address: 242-244 W. 2nd Street village \_\_\_\_\_

Municipality (TWP or BORO): Borough of Waynesboro

County: Franklin County

**Property History:** Original construction date: Approximately 1880

Original function and other background information: Residential

Has this property been individually listed or determined eligible for the National Register?

Yes X No \_\_\_\_\_ Unsure \_\_\_\_\_

Is this property located near or within a National Register listed or eligible historic district?

Yes X No \_\_\_\_\_ Unsure \_\_\_\_\_

**FOR REHABILITATION PROJECTS PLEASE DESCRIBE PROPOSED CHANGES TO EXISTING PROPERTY**

Windows: \_\_\_\_\_

Siding: \_\_\_\_\_

Doors: \_\_\_\_\_

Porches: \_\_\_\_\_

Roof & Chimneys: \_\_\_\_\_

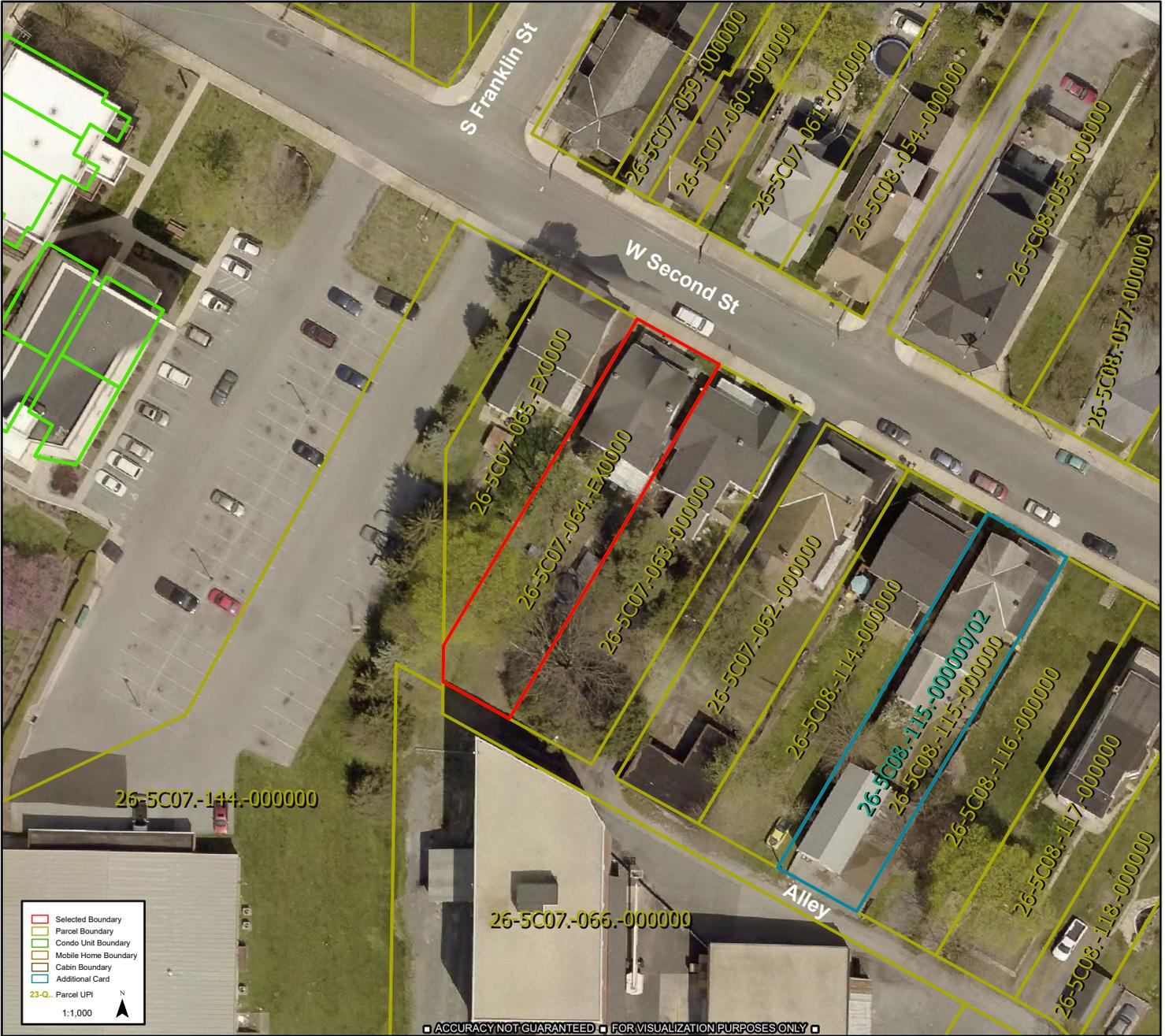
Cornice & Trim: \_\_\_\_\_

Dormers: \_\_\_\_\_

Other: \_\_\_\_\_

**Please Provide:** **USGS map or city street map** with the project location clearly marked and showing historic district boundaries, if present.

**Property photographs:** front & rear views, and streetscape views to show setting, keyed to a project site plan and project plans, if available



### PROPERTY INFORMATION

UPI: 26-5C07.-064.-EX0000  
ADDRESS: 242 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.16 ACRES

### CURRENT OWNER INFORMATION

OWNER: BOROUGH OF WAYNESBORO  
ADDRESS: PO BOX 310  
WAYNESBORO PA 17268

DEED REF: 19-002052 SOLD: 12/3/2018  
PRICE: \$1,796.00

### ASSESSMENT VALUES

BLDGS	\$0.00
LAND	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>

### TAXABLE STATUS

EXEMPT: NO





**PROJECT DESCRIPTION/INDIVIDUAL PROPERTY INFORMATION FORM  
FOR DCED ADMINISTERED HUD PROGRAMS**

**PROJECT NAME:** Waynesboro First Time Home Buyers Submitted by: Nicole R. Boling, Senior Planner  
Franklin County Planning Department  
218 N. 2nd Street, Chambersburg, PA 17201

Project acreage for ground disturbing projects: 0.09 acres

**PROJECT DESCRIPTION:** Proposal to demolish the existing blighted residential structure in order to construct a single-family three (3) bedroom home for purchase by families who have incomes up to 80% of median income.

**Rehabilitation** \_\_\_\_\_ **Demolition**  X  **New Construction:**  X  **Acquisition:** \_\_\_\_\_

**Project funding source:** **CDBG** \_\_\_\_\_ **HOME**  X  **Other** \_\_\_\_\_

Street Address: 246 W. 2nd Street village \_\_\_\_\_

Municipality (TWP or BORO): Borough of Waynesboro

County: Franklin County

**Property History:** Original construction date: Approximately 1880

Original function and other background information: Residential

Has this property been individually listed or determined eligible for the National Register?

Yes  X  No \_\_\_\_\_ Unsure \_\_\_\_\_

Is this property located near or within a National Register listed or eligible historic district?

Yes  X  No \_\_\_\_\_ Unsure \_\_\_\_\_

**FOR REHABILITATION PROJECTS PLEASE DESCRIBE PROPOSED CHANGES TO EXISTING PROPERTY**

Windows: \_\_\_\_\_

Siding: \_\_\_\_\_

Doors: \_\_\_\_\_

Porches: \_\_\_\_\_

Roof & Chimneys: \_\_\_\_\_

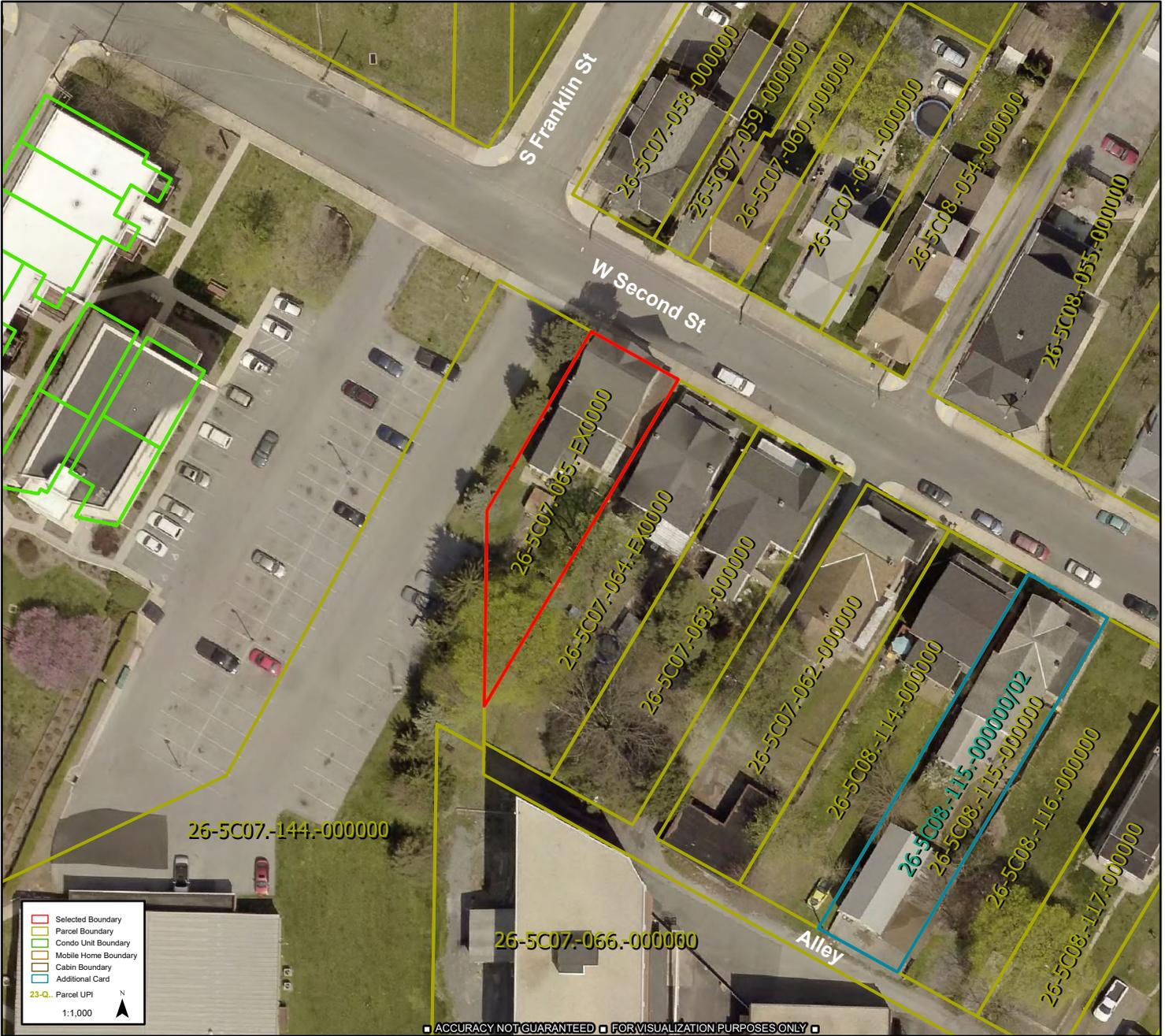
Cornice & Trim: \_\_\_\_\_

Dormers: \_\_\_\_\_

Other: \_\_\_\_\_

**Please Provide:** **USGS map or city street map** with the project location clearly marked and showing historic district boundaries, if present.

**Property photographs:** front & rear views, and streetscape views to show setting, keyed to a project site plan and project plans, if available



### PROPERTY INFORMATION

UPI: 26-5C07.-065.-EX0000  
ADDRESS: 246 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.09 ACRES

### CURRENT OWNER INFORMATION

OWNER: BOROUGH OF WAYNESBORO  
ADDRESS: PO BOX 310  
WAYNESBORO PA 17268

DEED REF: 19-002052 SOLD: 12/3/2018  
PRICE: \$1,796.00

### ASSESSMENT VALUES

BLDGS	\$0.00
LAND	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>

### TAXABLE STATUS

EXEMPT: NO











## The Borough of Waynesboro

55 EAST MAIN STREET, P.O. BOX 310  
WAYNESBORO, PENNSYLVANIA 17268  
(717) 762-2101 TELEPHONE  
(717) 762-4707 FAX

WWW.WAYNESBOROPA.ORG

Michael A. Knott  
7023 Blue Mountain Road  
Thurmont, MD 21788

Number:  
Date of Issuance: 10/08/2018  
Deadline for Completion: 10/18/2018

### **NOTICE OF VIOLATION** **OF THE PROPERTY MAINTENANCE ORDINANCE OF THE** **BOROUGH OF WAYNESBORO**

RE: 242-244 WEST SECOND STREET, WAYNESBORO,  
FRANKLIN COUNTY TAX PARCEL, 26-5C07.-064.-000000

Dear Mr. Knott:

Our records indicate that you are the owner of real estate located at 242-244 West Second Street, Waynesboro, Pennsylvania and identified as Franklin County Tax Parcel 26-5C07.-064.-000000 ("the Property"). You are hereby notified that the residential duplex structure (the "Structure") located at the Property is in violation of the Waynesboro Property Maintenance Ordinance of the Borough of Waynesboro.

Upon inspection of the Property and the Structure, the Code Enforcement Officer has determined that the residential structure located on the Property is in violation of the following sections of the International Property Maintenance Code, 2015 edition, adopted and incorporated as the Property Maintenance Ordinance of the Borough of Waynesboro, by Borough Council on September 19, 2018, by Ordinance No. 1170, and codified at Section 201 of the Code of the Borough of Waynesboro:

#### **Section 302 – Exterior Property Areas**

**302.4 Weeds.** *Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches.*

Inspection of the Property revealed evidence that a significant amount of weeds are growing on the property in excess of 10 inches.

#### **Section 304 – Exterior Structure**

**304.1.1 Unsafe Conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effect or the required strength;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects and admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue, or without property anchorage and incapable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Inspection of the Structure revealed evidence that above listed unsafe conditions exist at the Property and pose a threat to the public health, safety or welfare. Inspection of the Property revealed evidence that the roof and roof framing is not in good repair with signs of deterioration.

**304.2. Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Inspection of the Structure revealed evidence that exterior surfaces, including doors, door and window frames, porches, and trim are not maintained in good condition. Additionally, the exterior wood surfaces are rotting and decaying.

**304.6 Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

Inspection of the Structure revealed evidence that exterior wall contains a hole. Additionally, there is a crack in the masonry joint at the back of the structure.

**304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Inspection of the Structure revealed evidence that there were no roof drains on the downspouts. In addition, much of the spouting system is deteriorated and is in a state of disrepair.

**304.10 Stairways, decks, porches and balconies.** Every stairway, deck porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Inspection of the Structure revealed evidence that the front porch is not in good repair and is not structurally sound.

**304.13 Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Inspection of the Structure revealed evidence that windows are not in sound condition, good repair or weather tight. Additionally, windows are broken and/or missing entirely.

**304.15 Doors.** Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

Inspection of the Structure revealed evidence that the exterior doors are not maintained in good condition.

### **Section 605 – Electrical Equipment**

**605.4 Wiring.** Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

Inspection of the Structure revealed evidence that a flexible cord was running through a window.

You must take steps to comply with this notice by repairing, remediating, or otherwise correcting the violations listed herein **no later than 10 days**. You must ensure that you have obtained any and all necessary permits prior to commencing any work. If you do not intend to comply, you should take this notice to your attorney at once. This is a Notice of Violation. If you cannot afford an attorney, you should contact Legal Aid. When you have completed the above remedial action, you must schedule a re-inspection of the Property with the Borough Code Enforcement Department.

AS STATED ABOVE THIS IS A NOTICE OF VIOLATION. IF CORRECTIONS ARE NOT MADE AND VERIFIED BY THE BOROUGH CODE ENFORCEMENT DEPARTMENT IN

ACCORDANCE WITH THE TIMELINE STATED ABOVE, the Borough will take such actions as it deems necessary to repair, remediate, or otherwise correct the violations listed above. The Borough may collect the actual costs for any repairs, remediation, or otherwise, including but not limited to actual labor charges, equipment, rental charges, administrative overhead, postage, plus a penalty of ten percent (10%) of the costs, plus attorney's fees, by an action in assumpsit or by the filing of a municipal claim or lien against the Property, in accordance with the Municipal Claims and Tax Liens Law, 53 P.S. § 7101, *et seq.* In addition, the Borough may, at its sole discretion, compel you to comply with this Notice by an action in equity.

If you fail to comply with this notice within the timeframe specified, you shall be deemed guilty of a summary offense. Upon conviction, you shall be **subject to a fine of not more than \$1,000.00 and or imprisonment for a term not to exceed thirty (30) days, or both** at the discretion of the court. Each day that a violation continues shall be deemed a separate offense. In addition, any property regulated by the Code of the Borough of Waynesboro that is in violation of the Code may be considered a public nuisance and be abatable as such in accordance with 8 Pa.C.S.A. § 1202.

**RIGHT TO APPEAL:** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Please do not hesitate to contact this office should you have questions or need further information.

  
\_\_\_\_\_  
Matthew Schmidt,  
CODE ENFORCEMENT OFFICER

**BENCHOFF** - **ENGINEERING** SURVEYING & **ASSOCIATES** SITE PLANNING  
 P.O. Box 223 • 14861 BUCHANAN TRAIL EAST • BLUE RIDGE SUMMIT, PA 17214  
 (717) 794-2078 - FAX 717-794-2079

To: MATTHEW SCHMIDT CODE/ZONING BOARD OF WAYN, PA. Date 4-4-19

From: J REX BENCHOFF P.E.

PAGE 1/2

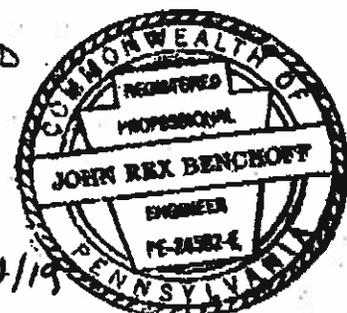
Subject: INSPECTION OF 2-DUPLEX DWELLINGS AND ONE HOUSE  
 W/ A GUEST HOUSE IN THE BORO OF WAYNESBORO, PA.

PURSUANT TO YOUR REQUEST WE INSPECTED A DUPLEX @  
 242 & 244 W. 2ND ST. ON 3-20-19. THE 242 SIDE HAS A BASE-  
 MENT THAT WAS LOWERED AND NOW NEEDS UNDERPINNED. THIS IS  
A STRUCTURAL PROBLEM. THERE ARE CEILINGS THAT ARE COMING  
 DOWN, AND THE PORCH FLOORING NEEDS REPAIR. THE BACK END  
 ROOF RAFTERS NEED REINFORCED. ALSO SIDING AND SOFFET RE-  
 PAIRS ARE NEEDED.

244 W. 2ND ST. IS THE OTHER SIDE OF 242 BUT IS IN  
 BETTER CONDITION. THE FLOOR JOIST IN THE BASEMENT AT  
 THE STEDS AND FURNACE NEED REINFORCED. THERE ARE WATER  
 LEAKS IN THE BACK. THE PLUMBING VENT IN THE ATTIC STEDS  
 NEEDS REPAIR.

246 & 248 W. 2ND ST. WE COULD GET INTO 246 SIDE  
 BUT NOT THE 248. THE BASEMENT IS OPEN TO BOTH SIDES AND  
 THE MIDDLE POSTS ARE ROTING WITHOUT A FOOTER ONLY A  
 STONE. THIS IS PROBABLY WHY THE DUPLEX IS LEANING TO-  
 WARD THE CENTER. THIS IS A STRUCTURAL ISSUE. THERE IS  
 BLACK MOLD AND THE BACK OF THE HOUSE HAS A ROOF LEAK.  
 THERE ARE BAD SOFFETS, DRY ROTTING ON FLOOR JOIST AND  
 INSECT DAMAGE IN THE BASEMENT.

AGAIN THE 248 SIDE WAS NOT INSPECTED  
 BUT ITS BASEMENT WAS. IT HAD BAD SAN-  
 ITARY SEWER PLUMBING. RAFTERS AT RIDGE  
 NEED REINFORCED AND CHIMNEY  
 REMORTARED.



JRB 4/4/19

**OFFICE HOURS:** Monday thru Friday

8:00 a.m.—10:00 a.m.  
3:00 p.m.—5:00p.m.  
and by appointment

**Office of the Building Inspector**  
Borough Hall  
57 E. Main Street, P. O. Box 310  
Waynesboro, Pa. 17268  
Phone: 762-2101 Ext. 230  
Daniel Sheffler—Codes Enforcement Officer

## NOTICE OF VIOLATION

Number :72115/246  
Date of Issuance:7/21/2015  
Date of Completion :8/10/2015

You are hereby notified that the dwelling located at 246 W. 2<sup>nd</sup> St. and owned by or tenanted by Michael A. Knott is in violation of Sections 304.1, 304.1.1, 304.1.1(4), 304.1.1(6), 304.1.1(10), 304.2, 304.4, 304.5, 304.8, 304.10, 304.13, 304.16 and the rules and regulations adopted pursuant hereto, of Ordinance No. 1118 of the **ICC INTERNATIONAL PROPERTY MAINTENANCE CODE**

ITEMS IN VIOLATION  
List on separate sheet

You are hereby directed to commence the following remedial action within 20 day(s) from the date of issuance of this notice

**HAVE REPAIRS MADE AND REINSPECTION DONE.**

PLEASE NOTE: As the above remedial action may require a permit (or permits) and inspections as required by various Borough regulations, please contact this office prior to the initiation of any structural changes or change in building use.

AS STATED ABOVE THIS IS A NOTICE OF VIOLATION. IF CORRECTION'S ARE NOT MADE IN TIME LINE STATED ABOVE CITATIONS WILL FOLLOW.

**[A] 111.1 Application for Appeal.** Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

  
CODES ENFORCEMENT OFFICER

## **LIST FOR VIOLATIONS OF EXTERIOR OF 246 W. 2<sup>nd</sup> ST.**

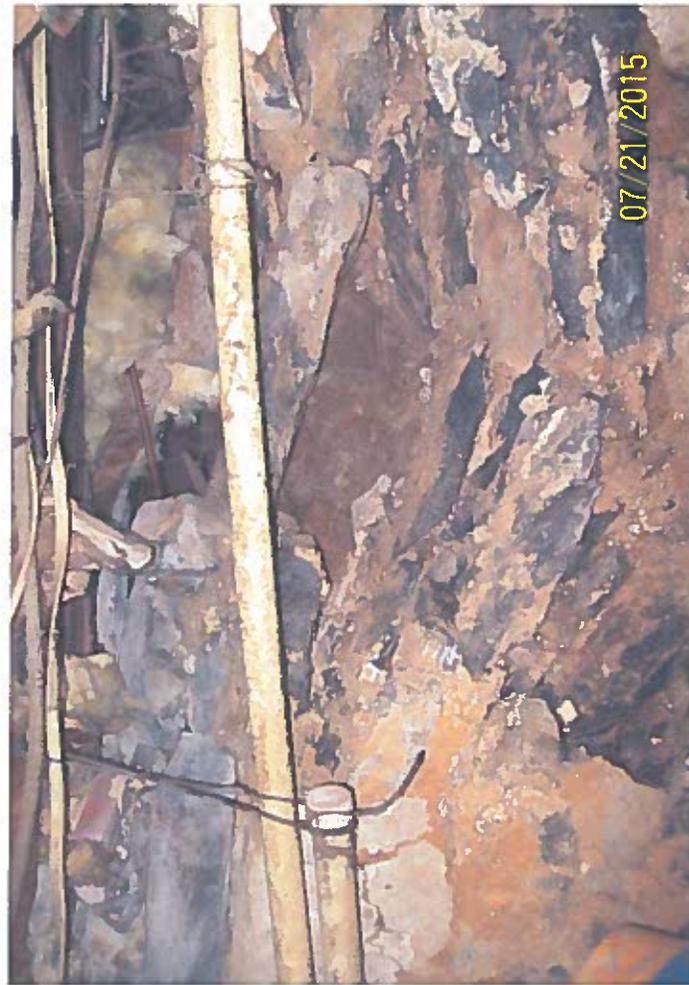
- 1) 304.1 General exterior is Owners responsibility to maintain.**
- 2) 304.1.1 Unsafe Conditions.**
  - 304.1.1(4) Siding joints between the building envelope and the perimeters of windows and doors must be weather resistant and water tight.**
  - 304.1.1(6) Foundation systems that are not free from open cracks and breaks.**
  - 304.1.1(10) Exterior Trims not properly anchored**
- 3) 304.2 Protective treatments. Holes in walls, siding not completed, gaps in siding joints, roof overlaid over another roof.**
- 4) 304.4 Structural members. Porch post not anchored.**
- 5) 304.5 Foundation. Deteriorating foundation.**
- 6) 304.8 Trim boards falling off**
- 7) 304.10 Stairways no basement stairs rotted apart.**
- 8) 304.13 Windows not properly sealed, or falling out or broken glass.**
- 9) 304.16 Basement access. No basement door to speak of only pieces of wood laying over opening**



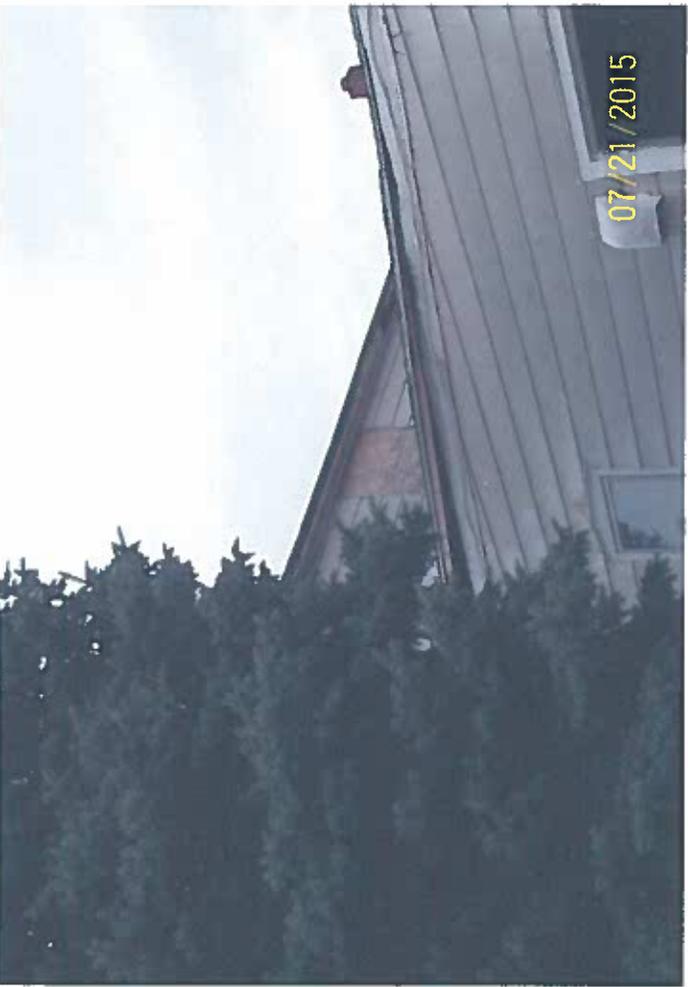
07/21/2015













**OFFICE HOURS:** Monday thru Friday

8:00 a.m.—10:00 a.m.  
3:00 p.m.—5:00p.m.  
and by appointment

Office of the Building Inspector  
Borough Hall  
57 E. Main Street, P. O. Box 310  
Waynesboro, Pa. 17268  
Phone: 762-2101 Ext. 230  
Daniel Sheffler—Codes Enforcement Officer

## NOTICE OF VIOLATION

Number :72115/246 1<sup>st</sup>. East  
Date of Issuance:7/21/2015  
Date of Completion :8/10/2015

You are hereby notified that the dwelling located at 246 W. 2<sup>nd</sup> St. 1<sup>st</sup> East and owned by or tenanted by **Michael A. Knott** is in violation of Sections 305.1, 305.3, 401.2, 403.2, 501.1, 504.1, 505.3, 605.1, 7.4.2.1.2 and the rules and regulations adopted pursuant hereto, of Ordinance No. 1118 of the ICC INTERNATIONAL PROPERTY MAINTENANCE CODE

ITEMS IN VIOLATION  
List on separate sheet

You are hereby directed to commence the following remedial action within 20 day(s) from the date of issuance of this notice

**HAVE REPAIRS MADE AND REINSPECTION DONE.**

PLEASE NOTE: As the above remedial action may require a permit (or permits) and inspections as required by various Borough regulations, please contact this office prior to the initiation of any structural changes or change in building use.

AS STATED ABOVE THIS IS A NOTICE OF VIOLATION. IF CORRECTION'S ARE NOT MADE IN TIME LINE STATED ABOVE CITATIONS WILL FOLLOW.

**[A] 111.1 Application for Appeal.** Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

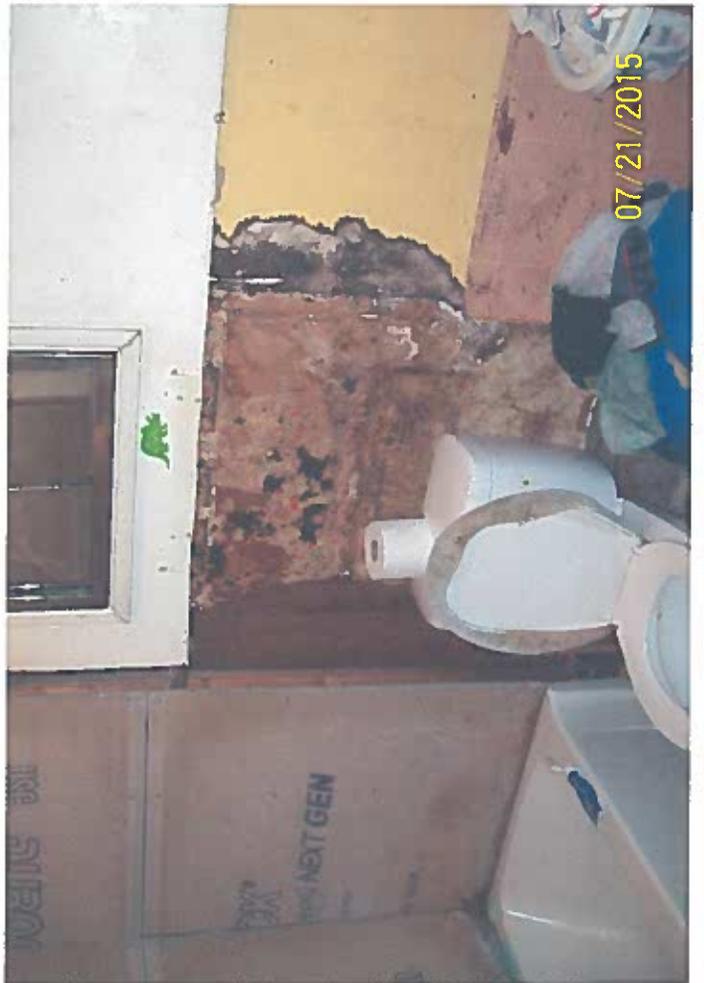
  
CODE ENFORCEMENT OFFICER

## **LIST FOR VIOLATIONS OF INTERIOR OF 246 W. 2<sup>nd</sup> ST. 1<sup>st</sup>. EAST.**

- 1) 305.1 General. The interior of structure and equipment shall be maintained in good repair, structurally sound.**
- 2) 305.3 Interior surfaces. Unfinished shower walls, open walls in bathroom, hole in ceiling in kitchen, plaster thru out in poor condition.**
- 3) 401.2 Responsibility of owner for ventilation.**
- 4) 403.2 Bathrooms and toilet rooms must have either mechanical ventilation or an operable window.**
- 5) 501.1 Owner responsible for plumbing facilities & Fixtures.**
- 6) 504.1 General. Unfinished shower walls and plumbing fixtures, kitchen sink not operable, not the correct kitchen sink top for the cabinet.**
- 7) 505.3 Kitchen faucet not operable due to supply in basement.**
- 8) 605.1 Installation Electrical. Need service checked for proper operation as breakers trip continuously, broken face plates**
- 9) 704.2.1.2 Smoke Detectors shall be installed and maintained outside and inside all sleeping areas.**







**NOTICE OF VIOLATION OF REMEDIAL AGREEMENT**

*Sent Via Certified Mail*

**To: Michael Knott**  
**From: Dan Sheffler, Code Enforcement Officer, Borough of Waynesboro**  
**Date: November 23, 2016**  
**RE: Remedial Agreement dated October 18, 2015**  
**Property located at 246 West Second Street**

YOU ARE IN VIOLATION OF THE AGREEMENT YOU ENTERED INTO WITH THE BOROUGH OF WAYNESBORO. SPECIFICALLY, YOU HAVE FAILED TO REMEDY THE FOLLOWING CODE VIOLATIONS:

1. Securing of the rear door.
2. Installation of rear floor siding.
3. Paint of cover with finish fascia boards.

**PURSUANT TO THE PARAGRAPH 4 OF THE REMEDIAL AGREEMENT YOU SIGNED, YOU ARE REQUIRED TO REMEDY THE ABOVE DEFAULTS WITHIN FORTY-EIGHT WORKING HOURS (TWO BUSINESS DAYS). FAILURE TO DO SO WILL RESULT IN ASSESSMENT OF A CIVIL PENALTY IN THE AMOUNT OF \$250.00 PER DAY, PER VIOLATION, WITH EACH DAY THAT A VIOLATION CONTINUES BEING A SEPARATE VIOLATION. THE BOROUGH INTENDS TO PURSUE ALL LEGAL REMEDIES AVAILABLE AT LAW AND PURSUANT TO THE REMEDIAL AGREEMENT YOU SIGNED.**

  
Code Enforcement Officer



## The Borough of Waynesboro

55 EAST MAIN STREET, P.O. BOX 310  
WAYNESBORO, PENNSYLVANIA 17268  
(717) 762-2101 TELEPHONE  
(717) 762-4707 FAX

WWW.WAYNESBOROPA.ORG

Michael A. Knott  
7023 Blue Mountain Road  
Thurmont, MD 21788

Number:  
Date of Issuance: 10/08/2018  
Deadline for Completion: 10/18/2018

### **NOTICE OF VIOLATION** **OF THE PROPERTY MAINTENANCE ORDINANCE OF THE** **BOROUGH OF WAYNESBORO**

RE: 246 WEST SECOND STREET, WAYNESBORO,  
FRANKLIN COUNTY TAX PARCEL, 26-5C07.-065.-000000

Dear Mr. Knott:

Our records indicate that you are the owner of real estate located at 246 West Second Street, Waynesboro, Pennsylvania and identified as Franklin County Tax Parcel 26-5C07.-065.-000000 (the "Property"). You are hereby notified that the residential structure (the "Structure") located at the Property is in violation of the Property Maintenance Ordinance of the Borough of Waynesboro.

Upon inspection of the Property and the Structure, the Code Enforcement Officer has determined that the Property is in violation of the following sections of the International Property Maintenance Code, 2015 edition, adopted and incorporated as the Property Maintenance Ordinance of the Borough of Waynesboro, by Borough Council on September 19, 2018, by Ordinance No. 1170, and codified at Section 201 of the Code of the Borough of Waynesboro:

#### **Section 302 – Exterior Property Areas**

**302.4 Weeds.** *Premises and exterior property* shall be maintained free from weeds or plant growth in excess of 10 inches.

Inspection of the Property revealed evidence that a significant amount of weeds are growing on the property in excess of 10 inches.

#### **Section 304 – Exterior Structure**

**304.1.1(4) Unsafe Conditions.** Siding and masonry joints including joints between the building envelope and the perimeter of the windows, doors and skylights are not maintained, weather resistant or water tight.

Inspection of the Structure revealed evidence that there are numerous window frames that are deteriorating and joints in need of repair.

**304.1.1(6) Unsafe Conditions.** Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Inspection of the Structure revealed evidence that the supporting brick foundation is bowed out and that it is not plumb.

**304.2. Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Inspection of the Structure revealed evidence that exterior surfaces, including doors, door and window frames, porches, and trim are not maintained in good condition. Paint on window frames is flaking and chipping. Additionally, the perimeter of the windows and door are not weather resistant and water tight and the siding is not weather resistant and water tight.

**304.6 Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

Inspection of the Structure revealed evidence that exterior siding is cracked or broken and is not properly maintained or weatherproofed.

**304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Inspection of the Structure revealed evidence that the drainage pipe is directly dispensing water onto the sidewalk or is not connected to a proper drainage pipe. In addition, much of the spouting system is deteriorated and is in a state of disrepair.

**304.10 Stairways, decks, porches and balconies.** Every stairway, deck porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Inspection of the Structure revealed evidence that the exterior steps are not in good repair and are not structurally sound.

**304.13 Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Inspection of the Structure revealed evidence that windows are not in sound condition, good repair or weather tight.

**304.16 Basement hatchways.** Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

Inspection of the Structure revealed evidence that the basement hatchway is not water tight to prevent surface drainage water from entering the basement.

**304.18.3 Basement hatchways.** *Basement* hatchways that provide access to a *dwelling unit, rooming unit or housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

Inspection of the Structure revealed evidence that the basement hatchway is not equipped with devices that secure the units from unauthorized entry.

### **Section 308 – Rubbish and Garbage**

**308.2 Disposal of Rubbish.** Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* container.

Inspection of the Structure revealed evidence of garbage and rubbish on the property, specifically a TV, Trash, and a satellite dish.

### **Section 604 – Electrical Facilities**

**604.3 Electrical system hazards.** Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, or *deterioration* or damage, or for similar reasons, the code *official* shall require the defects to be corrected to eliminate the hazard.

Inspection of the Structure revealed evidence that there is exposed electrical wiring on an exterior light.

### **Section 605 – Electrical Equipment**

**605.1 Installation.** Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

Inspection of the Structure revealed evidence that there is exposed electrical wiring on an exterior light.

You must take steps to comply with this notice by repairing, remediating, or otherwise correcting the violations listed herein **no later than 10 days**. You must ensure that you have obtained any and all necessary permits prior to commencing any work. If you do not intend to comply, you should take this notice to your attorney at once. This is a Notice of Violation. If you cannot afford an attorney, you should contact Legal Aid. When you have completed the above remedial action, you must schedule a re-inspection of the Property with the Borough Code Enforcement Department.

AS STATED ABOVE THIS IS A NOTICE OF VIOLATION. IF CORRECTIONS ARE NOT MADE AND VERIFIED BY THE BOROUGH CODE ENFORCEMENT DEPARTMENT IN ACCORDANCE WITH THE TIMELINE STATED ABOVE, the Borough will take such actions

as it deems necessary to repair, remediate, or otherwise correct the violations listed above. The Borough may collect the actual costs for any repairs, remediation, or otherwise, including but not limited to actual labor charges, equipment, rental charges, administrative overhead, postage, plus a penalty of ten percent (10%) of the costs, plus attorney's fees, by an action in assumpsit or by the filing of a municipal claim or lien against the Property, in accordance with the Municipal Claims and Tax Liens Law, 53 P.S. § 7101, *et seq.* In addition, the Borough may, at its sole discretion, compel you to comply with this Notice by an action in equity.

If you fail to comply with this notice within the timeframe specified, you shall be deemed guilty of a summary offense. Upon conviction, you shall be **subject to a fine of not more than \$1,000.00 and or imprisonment for a term not to exceed thirty (30) days, or both** at the discretion of the court. Each day that a violation continues shall be deemed a separate offense. In addition, any property regulated by the Code of the Borough of Waynesboro that is in violation of the Code may be considered a public nuisance and be abatable as such in accordance with 8 Pa.C.S.A. § 1202.

**RIGHT TO APPEAL:** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Please do not hesitate to contact this office should you have questions or need further information.

  
\_\_\_\_\_  
Matthew Schmidt,  
CODE ENFORCEMENT OFFICER





**Waynesboro First Time Home Buyers Project - Franklin County, Pennsylvania - 2019 HOME Application**  
SHPO Historic Preservation (Section 106) - Environmental Review  
242-244 and 246 W. 2<sup>nd</sup> Street, Borough of Waynesboro, Pennsylvania  
Property Deficiencies and Economic Feasibility  
**UPDATED:** July 2, 2020

Project Description: Through the 2019 HOME grant awarded to Franklin County, Luminest, Inc. proposes to demolish two (2) blighted structures located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street in the Borough of Waynesboro to construct two (2) single-family three-bedroom homes for purchase by families who have incomes up to 80% of median income. By completing this project, the project goal to increase home ownership in the Borough and revitalize the neighborhood will be met.

Background: In order to bring the structures into compliance with the International Building Code (IBC) and ICC International Property Maintenance Code, the existing structures in their current configuration would require the following items to be addressed through repair and rehabilitation at a minimum. The Borough has issued a demolition order for the structures due to their unsafe condition following years of neglect.

Existing Layout of Structures and Items to Repair:

- **242-244 W. 2nd Street - 2 Apartment Units**
  - Pest Control Treatment
  - Selective Demolition
  - Structure repairs to foundation and framing
  - Exterior- new siding, roof, window, doors, front porch
  - Plumbing system and fixture replacement
  - Electrical system and fixture replacement
  - (2) HVAC system replacements
  - Design and install residential sprinkler system (potential need for upgrade water service or fire pump)
  - Interiors – 242 New drywall, kitchen, paint, flooring
  - Interiors – 244 New drywall, kitchen, paint, flooring
  - Clearance air quality testing and remediation as needed
  
- **246 W. 2nd Street - 3 apartment units**
  - Pest Control Treatment
  - Selective Demolition
  - Asbestos abatement second floor apartment
  - Structure repairs to 246 foundation
  - Exterior- new siding, roof, window, doors
  - Plumbing system and fixture replacement
  - Electrical system and fixture replacement
  - (3) HVAC system replacements
  - Design and install residential sprinkler system (potential need for upgrade water service or fire pump)
  - Interiors – Apartment #1 New drywall, kitchen, paint, flooring
  - Interiors – Apartment #2 New drywall, kitchen, paint, flooring
  - Interiors – Apartment #3 New drywall, kitchen, paint, flooring

- o Clearance air quality testing and remediation as needed

These items are further outlined within the Notice of Violations provided by the Borough of Waynesboro Code Enforcement Officer dated October 8, 2018. These documents and photographs are attached for review. The cost to rehabilitate the structures would be approximately **\$709,800**. This figure is based on a rough estimate of the approximate square footage of each structure and the average cost to complete the repairs. **This does not account for additional items identified for repair during the renovation process, soft costs for architectural and engineering services needed to ensure the rehabilitation is historically accurate and structurally sound, or reconfiguration of the existing layout to create single-family homes which would increase the total cost.** The range for a gut residential rehabilitation project typically runs from \$100-\$200 per square foot. To calculate our estimate, we used \$150 per square foot with an approximate square footage of 4,732 square feet.

Property Address	Square Footage	Cost for Rehabilitation*	Cost for Demo/Rebuild
242-244 W. 2nd Street	2,222 SF	\$333,300	\$274,888
246 W. 2nd Street	2,510 SF	\$376,500	\$274,888
<b>TOTAL</b>	<b>4,732 SF</b>	<b>\$709,800</b>	<b>\$549,776</b>

*\*Calculation does not include associated architecture and engineering costs or reconfiguration of interior layouts to create single-family homes.*

The homes within the Borough of Waynesboro surrounding the subject property that have been sold on the market in the last 10-15 years range from approximately \$20,000 to \$175,000. This information was compiled from the Franklin County Tax Assessment resources and the Franklin County Web Parcel Mapper. Further details on this research is attached for review.

Analysis: Due to the poor and unsafe condition of the structures, rehabilitation was not explored because the project would not be economically feasible. The major (and most cost prohibitive) issues include:

- Structural issues and foundation instability
- Water infiltration (roof and basement)
- Interior layout requires additional rehabilitation and reconfiguration to create single-family homes.

In addition, rehabilitation would include, but is not limited to, repair and installation of the following items:

- Addressing additional code violations identified by Borough Code Enforcement
- Plumbing
- Electrical
- Completely new interior - drywall, kitchen, paint, flooring

- HVAC systems
- Pest control treatment
- Exteriors - new siding, roof, window, doors, front porch
- Clearance air quality testing and remediation as needed

This would require additional engineering and design costs that have not been accounted for in the analysis. In addition, since the existing structures are not currently configured for single-family home layout, the cost for rehabilitation would be higher than estimated in the table above.

The total cost to rehabilitate the structures would not make this project economically feasible to sell the homes as affordable housing units to meet the goals and mission of the HOME application. The project budget for the demolition and new construction as proposed within the 2019 HOME Application is \$549,776 (\$274,888 per unit). This calculation includes construction and soft costs.

Additional Information: The following organizations were notified on June 12, 2020 regarding the proposed project. A follow-up email was sent on June 19, 2020 updating the organizations of the official funding award from the Department of Community and Economic Development.

- Borough of Waynesboro
- Waynesboro Chamber of Commerce
- Waynesboro Historical Society
- Mainstreet Waynesboro

On June 30, 2020, the Franklin County Planning Department hosted a conference call to discuss the adverse effect on historic properties including potential alternatives, justifications for proposing to move forward with demolition, and potential mitigation measures to include in a Memorandum of Understanding (MOU) if the adverse effect is deemed unavoidable.

Luminest offers to the greatest extent feasible, to proceed with design treatments for the new construction that include commonalities from the surrounding architecture of the historical district on 2<sup>nd</sup> Street in the Borough of Waynesboro.



### PROPERTY INFORMATION

UPI: 26-5C08.-055.-000000  
ADDRESS: 235 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.33 ACRES

### CURRENT OWNER INFORMATION

OWNER: ALAN E & LYNN M SMALLWOOD  
ADDRESS: 4 LINDA TRAIL  
FAIRFIELD PA 17320

DEED REF: 11-020529      SOLD: 10/28/2011  
PRICE: \$ 175,000.00

### ASSESSMENT VALUES

BLDGS	\$ 17,950.00
LAND	\$ 1,450.00
<b>TOTAL</b>	<b>\$ 19,400.00</b>

### TAXABLE STATUS

EXEMPT: NO





### PROPERTY INFORMATION

UPI: 26-5C07.-062.-000000  
ADDRESS: 236 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.16 ACRES

### CURRENT OWNER INFORMATION

OWNER: TERESA E KING  
ADDRESS: 236 WEST SECOND STREET  
WAYNESBORO PA 17268

DEED REF: 3371-0206 SOLD: 1/4/2007  
PRICE: \$ 205,000.00

### ASSESSMENT VALUES

BLDGS \$ 10,250.00  
LAND \$ 850.00  
TOTAL \$ 11,100.00

### TAXABLE STATUS

EXEMPT: NO





**PROPERTY INFORMATION**

UPI: 26-5C08.-054.-000000  
ADDRESS: 237 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.2 ACRES

**CURRENT OWNER INFORMATION**

OWNER: DAVID BEDNER  
ADDRESS: 1490 HEDIONDA  
VISTA CA 92081-6526

DEED REF: 16-002121 SOLD: 1/26/2016  
PRICE: \$ 0.00

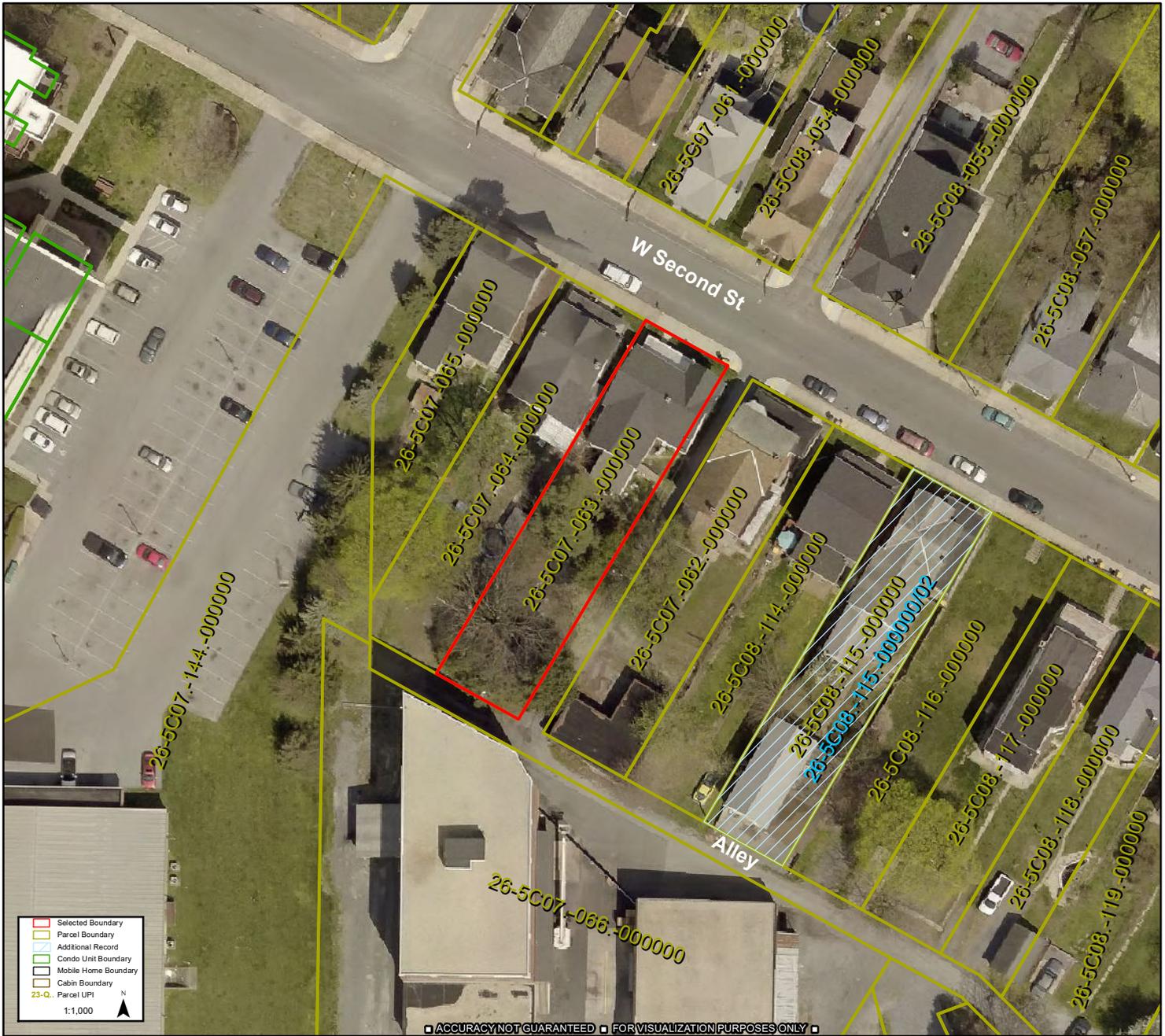
**ASSESSMENT VALUES**

BLDGS \$ 16,300.00  
LAND \$ 880.00  
TOTAL \$ 17,180.00

**TAXABLE STATUS**

EXEMPT: NO





**PROPERTY INFORMATION**

UPI: 26-5C07.-063.-000000  
ADDRESS: 240 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.16 ACRES

**CURRENT OWNER INFORMATION**

OWNER: LUBE CENTER INCORPORATED  
ADDRESS: 1313 ORCHARD WAY  
FREDERICK MD 21703

DEED REF: 2958-0128 SOLD: 10/31/2005  
PRICE: \$ 145,000.00

**ASSESSMENT VALUES**

BLDGS	\$ 8,980.00
LAND	\$ 850.00
<b>TOTAL</b>	<b>\$ 9,830.00</b>

**TAXABLE STATUS**

EXEMPT: NO





Selected Boundary  
 Parcel Boundary  
 Condo Unit Boundary  
 Mobile Home Boundary  
 Cabin Boundary  
23-Q Parcel UPI  
 1:1,000

■ ACCURACY NOT GUARANTEED ■ FOR VISUALIZATION PURPOSES ONLY ■

**PROPERTY INFORMATION**

UPI: 26-5C07.-061.-000000  
 ADDRESS: 241 W SECOND STREET

TYPE: Tax Parcel  
 DEED AREA: 0.12 ACRES

**CURRENT OWNER INFORMATION**

OWNER: JOSHUA M & CASAUNDR A WHITNEY  
 ADDRESS: 241 WEST SECOND STREET  
 WAYNESBORO PA 17268

DEED REF: 2990-0001      SOLD: 12/9/2005  
 PRICE: \$ 75,781.00

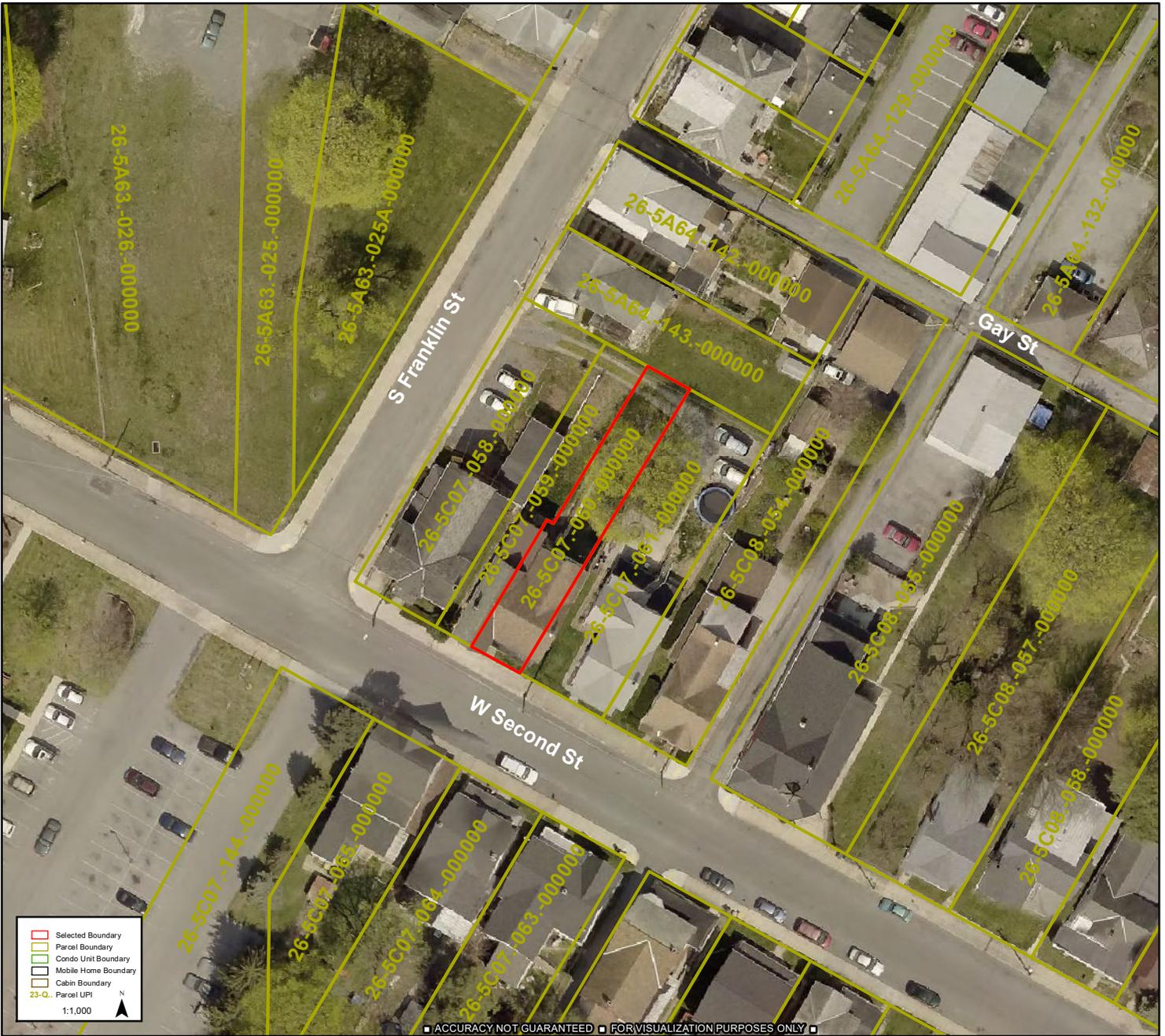
**ASSESSMENT VALUES**

BLDGS \$ 10,930.00  
 LAND \$ 750.00  
 TOTAL \$ 11,680.00

**TAXABLE STATUS**

EXEMPT: NO





**PROPERTY INFORMATION**

UPI: 26-5C07.-060.-000000  
ADDRESS: 245 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.07 ACRES

**CURRENT OWNER INFORMATION**

OWNER: KATHERINE BOARMAN  
ADDRESS: 16318 HILLCROFT DRIVE  
ROCKVILLE MD 20853

DEED REF: 17-009693      SOLD: 5/17/2017  
PRICE: \$ 56,000.00

**ASSESSMENT VALUES**

BLDGS \$ 6,250.00  
LAND \$ 430.00  
TOTAL \$ 6,680.00

**TAXABLE STATUS**

EXEMPT: NO





### PROPERTY INFORMATION

UPI: 26-5C07.-059.-000000  
ADDRESS: 247 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.06 ACRES

### CURRENT OWNER INFORMATION

OWNER: RICHARD G & ELIZABETH A HELMAN  
ADDRESS: 242 MT AIRY AVENUE  
WAYNESBORO PA 17268

DEED REF: 16-013474      SOLD: 7/1/2016  
PRICE: \$ 20,000.00

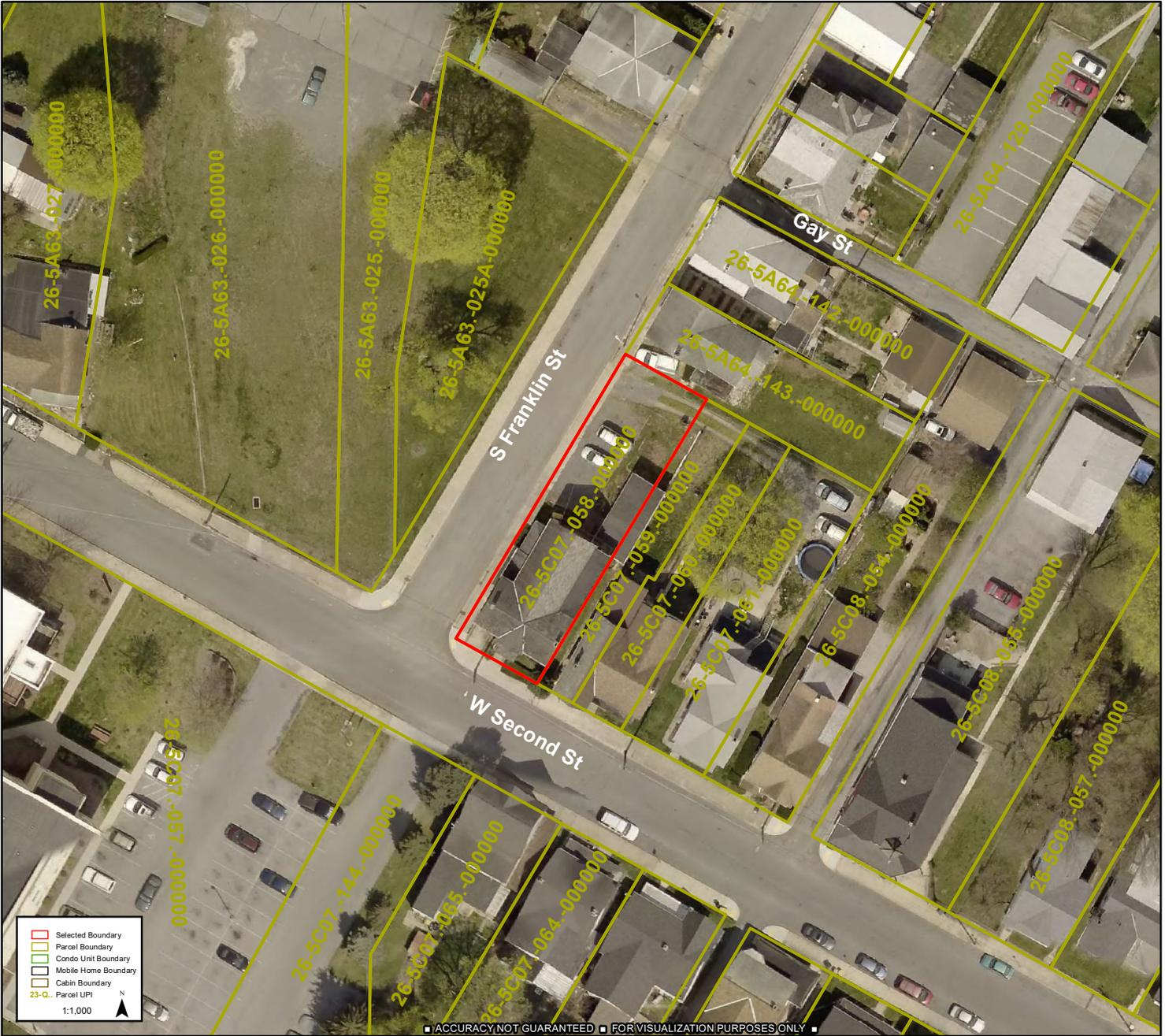
### ASSESSMENT VALUES

BLDGS	\$ 4,730.00
LAND	\$ 350.00
<b>TOTAL</b>	<b>\$ 5,080.00</b>

### TAXABLE STATUS

EXEMPT: NO





**PROPERTY INFORMATION**

UPI: 26-5C07.-058.-000000  
ADDRESS: 249 W SECOND STREET

TYPE: Tax Parcel  
DEED AREA: 0.13 ACRES

**CURRENT OWNER INFORMATION**

OWNER: ANDREW D & SALLY C SUSSMAN  
ADDRESS: 32 WEST MAIN STREET  
WAYNESBORO PA 17268

DEED REF: 1190-0438 SOLD: 8/18/1993  
PRICE: \$ 77,000.00

**ASSESSMENT VALUES**

BLDGS \$ 18,430.00  
LAND \$ 820.00  
TOTAL \$ 19,250.00

**TAXABLE STATUS**

EXEMPT: NO



## **HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) 2019 Franklin County Project Notification June 12, 2020**

### **Project Description:**

The Franklin County Planning Department, in partnership with Luminest, Inc. applied for a HOME grant through the Department of Community and Economic Development (DCED) for a project located within the Borough of Waynesboro. Luminest, Inc. proposes to demolish two (2) blighted structures located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street in order to construct two (2) three-bedroom homes for purchase by families who have incomes up to 80% of median income. The goal of the project is to increase home ownership in the Borough and improve the neighborhood with affordable housing.



242-244 W. 2<sup>nd</sup> Street, Waynesboro, PA



246 W. 2<sup>nd</sup> Street, Waynesboro, PA

### **Current Status of Project:**

The grant application is currently being reviewed by DCED and considered for funding. The Franklin County Planning Department and Luminest, Inc. are working together to complete the environmental review with various State agencies to analyze any potential adverse impacts.

The properties are located within the Waynesboro Historic District and are identified by the State Historic Preservation Office (SHPO) as contributing buildings in a National Register eligible historic district. As such, the proposal to demolish the structures and rebuild affordable homes is considered an adverse effect on historic properties.

We are reaching out to your organization for any feedback, questions, or concerns about the proposal. If you would like to be part of the decision-making process with the SHPO, please contact the Franklin County Planning Department by Friday, July 3, 2020.



*Proposed new construction*

**Contact Information:**

Franklin County Planning Department  
Nicole Boling, Senior Planner  
218 N. 2<sup>nd</sup> Street  
Chambersburg, PA 17201  
717-261-3855  
[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

**Deadline to Respond:**

Please send any questions or comments by Friday, July 3, 2020.

# Historic Preservation Discussion

## Borough of Waynesboro, Franklin County - 2019 HOME

30 June 2020 / 11:00 AM / CONFERENCE CALL VIA GOOGLE MEET

### Attendees

Nicole Boling, Steve Thomas, Guy Henicle, Pamela Reilly, Bryan Van Sweden, Jason Stains, and Bill Kohler

### Agenda

#### 1. Introductions

- Franklin County Planning Department
  - Nicole Boling, Senior Planner
  - Steve Thomas, Planning Director
- Luminest, Inc.
  - Guy Henicle
- Borough of Waynesboro
  - Jason Stains, Borough Manager
- State Historic Preservation Office (SHPO)
  - Pamela Reilly
    - *Noted Barbara Frederick will also be working with us on this project.*
  - Bryan Van Sweden
- Mainstreet Waynesboro
  - Bill Kohler

#### 2. Purpose of Meeting

- Facilitate a discussion between the project applicant/County (Responsible Entity) and consulting parties to discuss potential alternatives to the proposed project in the Borough of Waynesboro due to the adverse effect on historic properties identified through the proposed 2019 HOME application.

#### 3. Community Outreach

- Nicole Boling noted that email notification was sent to the Waynesboro Historical Society and Waynesboro Chamber of Commerce and no response has been received regarding the project proposal.

#### 4. Discussion of economic analysis provided to the SHPO

- Section 106 - federal law - adverse effect identified - explore alternatives to demolition
- Economic Feasibility
  - Provide reason/justification for not exploring rehabilitation:
    - Water infiltration - roof and basement
    - Foundation instability (need structural engineer)
      - Structural damage would make it very difficult to achieve the goal of the project in the neighborhood due to the cost.
    - Did not have design professionals or engineers involved in the analysis of the buildings
- Generic plans included with the HOME application from Fusion Homes
  - Guy Henicle noted that these were a pre-application set of drawings and Luminest is willing to include adjustments to the front facade and other design features where feasible to help the integrity of the historic district to minimize an adverse impact.
- Existing layout of homes:
  - 242-244 duplex style with a wall down the middle which would require an increased estimate to reconfigure the existing interior layout due to engineering.
  - 246 has been cut up into apartment units over time.
- SHPO noted that it was not clear in our economic analysis what needed to be fixed and why these buildings are not rehabilitatable
  - Nicole Boling and Guy Henicle will edit the document to clarify the need to reconfigure the interior layout to create single-family homes which would add to the cost estimate originally prepared.
    - Comparison of rehabilitating costs - structural issues/foundation, damage from water infiltration, and layout change/conversion, address code violations. Identify primary impediments to create 2 single-family homes of 1700 SF.
    - Breakdown the costs that would need to be rehabilitated.
- The group discussed the dormer/gable at attic level, front porch, and other design features and architectural embellishments along the streetscape that could potentially be incorporated if new construction occurs.

#### 5. If adverse effect is deemed unavoidable, develop MOU:

- Digital photo colors of all exterior facades and streetscape view to record current conditions and significant features
- Demo plans reviewed by building professionals to protect adjacent properties.
- New construction appropriate for the historic district including scale, size, setback, and fenestration pattern of remaining historic buildings.
- Preservation Outreach: Develop new content regarding the history and architecture of the community for posting on municipal webpage.
  - Responsibility of the Borough?
- Would the mitigation agreement be signed by the County Commissioners?

## Action Items

1. Edit economic analysis and further explain justification. Send to the group for review.
2. If SHPO agrees that rehabilitation is not economically feasible, draft mitigation agreement
  - Send potential mitigation measures to the group:
    - Landscaping
    - Design features (prime mitigation measure)
      - Fit into the historic streetscape, not a disruption to the context of the district.
      - Work with Luminest about what would be economically feasible to include with design.
    - Photos of existing buildings before demolition to establish a record of the historical significance.
    - Determine whether or not there is salvageable materials from the interior to be reused during construction.
      - Work with Luminest and SHPO to identify any items
    - Public outreach/education effort -- community to take steps to better educate the public about the importance of the historic district. Look into updating the Borough webpage.
  - Would signatures be needed from Franklin County Commissioners? Borough of Waynesboro?
    - SHPO
    - County?
    - Borough?
    - Any other parties?

# Historic Preservation Discussion

## Borough of Waynesboro, Franklin County - 2019 HOME

16 JUL 2020 / 10:00 AM / CONFERENCE CALL VIA GOOGLE MEET

### Attendees

Nicole Boling, Steve Thomas, Guy Henicle, Bonita Zehler, Barbara Frederick, Pamela Reilly, Bryan Van Sweden, and Jason Stains.

### Agenda

#### 1. Introductions

- Franklin County Planning Department
  - Nicole Boling, Senior Planner
  - Steve Thomas, Planning Director
- Luminest, Inc.
  - Bonita Zehler, Executive Director
  - Guy Henicle, Construction Coordinator
- Borough of Waynesboro
  - Jason Stains, Borough Manager
- State Historic Preservation Office (SHPO)
  - Pamela Reilly, Historic Preservation Specialist
  - Barbara Frederick, Historic Preservation Supervisor
  - Bryan Van Sweden, Community Preservation Coordinator

#### 2. Purpose of Meeting

- Facilitate a discussion between the project applicant/County (Responsible Entity) and consulting parties to discuss potential mitigation measures to be included in the Memorandum of Agreement (MOA).

#### 3. Updates from Previous Conference Call

- Additional information sent to the SHPO to explain the economic analysis.
- Draft MOA sent to the group for consideration.
- Advisory Council for Historic Preservation (ACHP) contacted regarding the project on 07/10/2020. No response received to date.

#### 4. Discuss Proposed Mitigation Measures as outlined in the MOA

- Property Redevelopment and Proposed Design

- Luminest provided information on the bidding and procurement stipulations that were required by the County as it relates to the proposed requirement to have the SHPO review the design at the 30%, 60%, and 90% design development. Bonnie and Guy also expressed concerns related to the review timeline since they are under a strict timeline to complete the project and sell the homes.
- Design of the new structures
  - Guy Henicle noted adding a cross gable would be a significant increase to the project budget.
  - Luminest will work to add as many details as possible to the technical specifications with the bid documents.
  - Group discussed the possibility of adding a single gable with a central window and other alternatives depending on the limitations of modular housing.
  - Potentially add a decorative louver on the front facing bay
  - Dimensions of proposed porch - would occupants be able to put a chair on the porch?
- Ultimate goal is to enhance the appearance of the street.
- Luminest noted they received a zoning variance for the setback from the Borough. The proposed setback will allow the structures to be lined up the same way.
- Discuss the possibility of incorporating a 7-day timeline for the SHPO to review the proposed design drawings.
- Preservation Outreach
  - Agreed to by the Borough and County will assist with implementation.
- Minimal Recordation
  - Review language with Barbara. Should reference to an electronic submission be included?
  - Does the reference to pixel image and dpi need to be included within the agreement or can this be changed to say “clear and concise” photographs?
- Salvaging Items of Historical Significance
  - Proposed to remove.
- Assessment of Vacant and/or Blighted Properties
  - Proposed to remove.

## Action Items

1. SHPO - final review of proposed MOA.
2. Signatures needed from the following entities:
  - SHPO
  - County
  - Borough
  - Luminest, Inc.



**Advisory Council on Historic Preservation  
Electronic Section 106 Documentation Submittal System (e106) Form  
MS Word format**

Send to: [e106@achp.gov](mailto:e106@achp.gov)

**I. Basic information**

**1. Name of federal agency** (If multiple agencies, state them all and indicate whether one is the lead agency):

- Franklin County, Pennsylvania – Responsible Entity for HOME Grant (HUD/DCED)

**2. Name of undertaking/project** (Include project/permit/application number if applicable):

- Waynesboro First Time Home Buyers Project – Borough of Waynesboro, PA
- ER# 2020-5010-055C
- Grant Number: ESA #201912172964

**3. Location of undertaking** (Indicate city(s), county(s), state(s), land ownership, and whether it would occur on or affect historic properties located on tribal lands):

- **Address Locations**
  - 242-244 W. 2<sup>nd</sup> Street, Waynesboro, Pennsylvania
  - 246 W. 2<sup>nd</sup> Street, Waynesboro, Pennsylvania
- **Land Ownership**
  - The Borough of Waynesboro currently owns both properties. These properties are vacant.
- **The proposed project will not occur on or affect historic properties located on tribal lands.**

**4. Name and title of federal agency official and contact person for this undertaking**, including email address and phone number:

- Nicole R. Boling, Senior Planner, Franklin County Planning Department
  - Email: [nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)
  - Phone Number: 717-261-3855

**5. Purpose of notification.** Indicate whether this documentation is to:

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or
  - invite the ACHP to participate in a Section 106 consultation, and/or
  - propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings in accordance with 36 C.F.R. 800.14(b)(3).
- The purpose of this notification is to notify the ACHP of a finding that an undertaking may adversely affect historic properties, invite the ACHP to participate in a Section 106 consultation, and propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings in accordance with 36 C.F.R. 800.14(b)(3). Additional documentation is attached for review and consideration.

**II. Information on the Undertaking\***

**6. Describe the undertaking and nature of federal involvement** (if multiple federal agencies are involved, specify involvement of each):

- The proposed project will be funded by HUD/PA Department of Community and Economic Development (DCED) through the Home Investment Partnership Program (HOME) grant. Through the environmental review process, the Franklin County Planning Department has been coordinating with the PA State Historic Preservation Office (SHPO) due to the adverse effect on historic properties caused by the proposal.

**7. Describe the Area of Potential Effects:**

- The area of potential effects (APE) will be the entire properties located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street. The existing vacant, blighted structures are proposed to be demolished and two (2) new single-family three-bedroom homes constructed on site for purchase by families who have incomes up to 80% of median income. Maps of the existing properties, including photographs, are attached for review.

**8. Describe steps taken to identify historic properties:**

- The PA SHPO informed the Franklin County Planning Department of the historic properties located on the site following the submission for historic preservation review during the environmental review analysis by the County (Responsible Entity). The two (2) properties are considered contributing buildings within the Waynesboro Historic District (CRGIS key #102235).

**9. Describe the historic property** (or properties) and any National Historic Landmarks within the APE (or attach documentation or provide specific link to this information):

- Documents attached describing the property location, existing conditions, and photos of the

structures (interior and exterior). In addition, the zoning violations explaining the condition of the properties is included for review.

**10. Describe the undertaking's effects on historic properties:**

- The existing residential properties are proposed for demolition which is an adverse effect on the historic properties.

**11. Explain how this undertaking would adversely affect historic properties** (include information on any conditions or future actions known to date to avoid, minimize, or mitigate adverse effects):

- Since the proposal includes demolition of the existing structures, the historic district would be adversely impacted.

**12. Provide copies or summaries of the views provided to date by any consulting parties, Indian tribes or Native Hawai'ian organizations, or the public,** including any correspondence from the SHPO and/or THPO.

- Documents have been included which include the notification to potential community groups that would be interested in the project, conference call notes from discussions with the local consulting parties (including PA SHPO), and the economic feasibility analysis prepared by the Franklin County Planning Department. The analysis describes the potential rehabilitation alternative and how this would not be economically feasible in this circumstance due to the condition of the properties.

*\* see Instructions for Completing the ACHP e106 Form*

**III. Optional Information**

**13. Please indicate the status of any consultation that has occurred to date.** Are there any consulting parties involved other than the SHPO/THPO? Are there any outstanding or unresolved concerns or issues that the ACHP should know about in deciding whether to participate in consultation?

- The Franklin County Planning Department has been working closely with the PA SHPO, Borough of Waynesboro, Mainstreet Waynesboro, and Luminest, Inc. (*applicant for the project*) to explore alternatives to demolition and potential mitigation measures if demolition was determined to be the only economically feasible option. At this point in time, there are not any outstanding or unresolved concerns, but the consulting parties are still discussing the potential mitigation measures to include within the Memorandum of Agreement (MOA).

**14. Does your agency have a website or website link where the interested public can find out about this project and/or provide comments?** Please provide relevant links:

- We do not have information about this project listed on the Franklin County website.

**15. Is this undertaking considered a “major” or “covered” project listed on the Federal Infrastructure Projects Permitting Dashboard or other federal interagency project tracking system? If so, please provide the link or reference number:**

**The following are attached to this form** (check all that apply):

Section 106 consultation correspondence

Maps, photographs, drawings, and/or plans

Additional historic property information

Other:

- Individual Property Forms
- Economic Feasibility Analysis and Alternatives Considered
- Property Photos
- Zoning Violation Documentation
- Adjacent Property Information
- Community Outreach Notification (*sent via email*)
- Conference Call Documentation
  - July 2, 2020 – PA SHPO, Borough of Waynesboro, Mainstreet Waynesboro, Luminest, Inc., and Franklin County Planning Department



Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

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## Section 106 Notification - Borough of Waynesboro, Franklin County, PA

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e106 &lt;e106@achp.gov&gt;

Tue, Jul 14, 2020 at 9:43 AM

To: Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

The ACHP has received your submission to [e106@achp.gov](mailto:e106@achp.gov). If your submission is to:

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or
- invite the ACHP to participate in a section 106 consultation, and/or
- propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings,

and you are enclosing the completed e106 form, this is your official dated receipt of your submission (in accordance with 36 CFR Part 800.6(1)). The ACHP has 15 working days to determine if it will participate in consultation to resolve adverse effects to historic properties.

If the ACHP does not participate in consultation, the agency will still need to file the final agreement document and related documentation with the ACHP at the conclusion of the consultation process. This filing is required in order for the agency to complete its compliance responsibilities under Section 106 of the National Historic Preservation Act.

[Quoted text hidden]



July 29, 2020

Ms. Nicole R. Boling  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

Ref: *Demolition and New Construction Project at 242-244 W. 2nd Street and 246 W. 2nd Street  
Waynesboro, Pennsylvania  
ACHP Project Number: 15685*

Dear Ms. Boling:

The Advisory Council on Historic Preservation (ACHP) has received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and you determine that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Programmatic Agreement (PA), developed in consultation with the Pennsylvania State Historic Preservation Officer (SHPO) and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the PA and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions or require further assistance, please contact Anthony Lopez at (202) 517-0220 or by email at [alopez@achp.gov](mailto:alopez@achp.gov).

Sincerely,

LaShavio Johnson  
Historic Preservation Technician  
Office of Federal Agency Programs



August 28, 2020

Ms. Nicole R. Boling  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

Ref: *Demolition and New Construction Project at 242-244 W. 2nd Street and 246 W. 2nd Street  
Waynesboro, Pennsylvania  
ACHP Project Number: 15685*

Dear Ms. Boling:

The Advisory Council on Historic Preservation (ACHP) has received a copy of the executed Section 106 agreement document (Agreement) for the referenced undertaking. In accordance with 36 CFR 800.6(b)(1)(iv) of the ACHP's regulations, the ACHP acknowledges receipt of the Agreement. The filing of the Agreement and implementation of its terms fulfills the requirements of Section 106 of the National Historic Preservation Act and the ACHP's regulations.

We appreciate receiving a copy of this Agreement for our records. Please ensure that all consulting parties are provided a copy of the executed Agreement in accordance with 36 CFR 800.6(c)(9). If you have any questions or require additional assistance, please contact Anthony Guy Lopez at (202) 517-0220 or via e-mail at [alopez@achp.gov](mailto:alopez@achp.gov) and reference the ACHP Project Number above.

Sincerely,

LaShavio Johnson  
Historic Preservation Technician  
Office of Federal Agency Programs



Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

## HOME Environmental Review - Franklin County

17 messages

**Nicole Boling** <nrboling@franklincountypa.gov>  
To: preilly@pa.gov

Tue, Mar 10, 2020 at 12:07 PM

Good afternoon, Pam -

My name is Nicole Boling and I am the Senior Planner within the Franklin County Planning Department. I am relatively new to this position, and recently started working on the Environmental Review for a project under review at DCED for our HOME program. The County is working with Luminest, Inc., on this project. They have not been notified whether or not they will be awarded the funding yet, but I am trying my best to compile the required information for the environmental review so it is ready to submit to DCED for approval in case they are awarded funding for the project.

I've enclosed the SHPO Consultation Form, project description, photos, and maps of the project location for your review. If you have any questions or need additional information, please do not hesitate to contact me.

Thank you so much!  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

HOME\_EnvironmentalReview\_Waynesboro\_03102020.pdf  
5536K

**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>  
Cc: "Frederick, Barbara" <bafrederic@pa.gov>

Tue, Mar 10, 2020 at 12:07 PM

Hi Nicole,

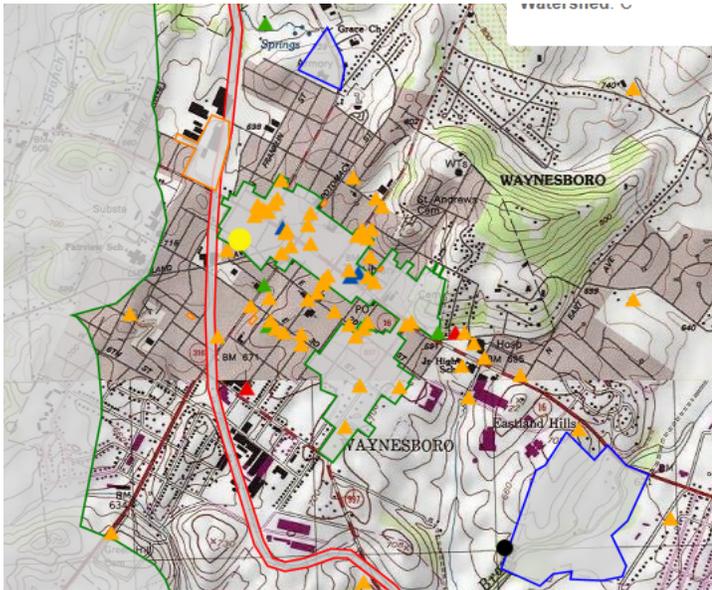
You are almost right with your project submission. You should use the new PROJECT REVIEW FORM for SHPO consultation, shown above. I also attached the new PDF version of the indi form – to be used with all rehab or demo projects to provide background details on the property or project.

Unfortunately, I believe both these houses are located in the Waynesboro Historic District (shown below in green with the property location as the yellow dot). This district was evaluated by I 2000 and the SHPO files show that 242 w 2<sup>nd</sup> St is a contributing building in the district (see chart below) You can read more about this at this location on the SHPO CRGIS:

<https://gis.penndot.gov/CRGIS/src/Map/map.html>

Demolition of a contributing building in a NR eligible historic district is always an ADVERSE EFFECT ON HISTORIC PROPERTIES which requires more effort on your part. In order to use HI other federal funds), you need to demonstrate that demo is the only economically feasible option. You do this by providing comparative data on the cost of rehab vs. resale value of comparat r the area. You must also show your efforts to inform the interested public to determine if anyone wants to be part of the decision making process for this project. You do this via mail or email r interested historic groups or organizations, neighborhood groups, chambers of commerce, etc. (any entity that may care about what is happening in this historic district) Once you know if the interested consulting parties other than the borough and the SHPO you can consult about the project and will need to develop a mitigation agreement if the adverse effect is unavoidable. T agreements require the borough to offer some measures to mitigate the loss of a historic building. Like adding information about the historic district to the borough website, providing an educ or otherwise highlighting/promoting the historic resources of Waynesboro. Each agreement is unique to the project – and while I can help you draft it, it is up to the borough and the SHPO to be satisfied and willing to sign it.

Please fill out a Project Review Form for each property – they are two sides of a double house—is that correct? If so, you can use just one form since it is basically one building. Please feel f email me if you have any questions.



National Register of Historic Places

Waynesboro Historic District Inventory

Address	Tax Parcel	Historic Name	Year Built	Style	Primary Material	Contributing Status	Comments
129 W SECOND ST	26-5C08-.090-.000000		1900	Queen Anne	Weatherboard	Contributing	
135 W SECOND ST	26-5C08-.080-.000000		1870	No Style	Asbestos	Contributing	
139 W SECOND ST	26-5C08-.079-.000000		1870	No Style	Metal	Contributing	
141 W SECOND ST	26-5C08-.078-.000000		1870	No Style	Asphalt	Contributing	
143 W SECOND ST	26-5C08-.077-.000000		1870	No Style	Aluminum	Contributing	
145 W SECOND ST	26-5C08-.076-.000000		1870	No Style	Aluminum	Contributing	
201 W SECOND ST	26-5C08-.070-.000000		1900	Queen Anne	Brick	Contributing	
202 W SECOND ST	26-5C08-.126-.000000		1900	No Style	Asbestos	Contributing	
204 W SECOND ST	26-5C08-.125-.000000		1900	No Style	Aluminum	Contributing	
206 W SECOND ST	26-5C08-.124-.000000		1880	No Style	Asbestos	Contributing	
207 W SECOND ST	26-5C08-.069-.000000		1900	Queen Anne	Brick	Contributing	
208 W SECOND ST	26-5C08-.123-.000000		1890	Queen Anne	Aluminum	Noncontributing	
210 W SECOND ST	26-5C08-.122-.000000		1890	Queen Anne	Brick	Contributing	
211 W SECOND ST	26-5C08-.068-.000000		1900	Queen Anne	Brick	Contributing	
212 W SECOND ST	26-5C08-.121-.000000		1880	No Style	Wood	Contributing	
215 W SECOND ST	26-5C08-.064-.000000		1880	No Style	Aluminum	Contributing	
216 W SECOND ST	26-5C08-.120-.000000		1890	Late Gothic Revival	Brick	Contributing	
217 W SECOND ST	26-5C08-.063-.000000		1900	Queen Anne	Brick	Contributing	
219 W SECOND ST	26-5C08-.061-.000000		1880	Queen Anne	Vinyl	Noncontributing	
220 W SECOND ST	26-5C08-.119-.000000		1890	Queen Anne	Wood	Contributing	
221 W SECOND ST	26-5C08-.060-.000000		1890	No Style	Wood	Contributing	
222 W SECOND ST	26-5C08-.118-.000000		1880	Queen Anne	Asbestos	Contributing	
225 W SECOND ST	26-5C08-.059-.000000		1890	Queen Anne	Asbestos	Contributing	
226 W SECOND ST	26-5C08-.117-.000000		1880	Second Empire	Vinyl	Contributing	
228 W SECOND ST	26-5C08-.116-.000000					Noncontributing	Vacant. Property demolished af according to historic aerial.
229 W SECOND ST	26-5C08-.058-.000000		1890	Queen Anne	Asbestos	Contributing	
230 W SECOND ST	26-5C08-.115-.000000		1900	Queen Anne	Aluminum	Contributing	
231 W SECOND ST	26-5C08-.057-.000000		1880	No Style	Asbestos	Contributing	
232 W SECOND ST	26-5C08-.114-.000000		1880	No Style	Vinyl	Contributing	
235 W SECOND ST	26-5C08-.055-.000000		1880	Queen Anne	Brick	Contributing	
236 W SECOND ST	26-5C07-.062-.000000		1890	Mixed	Brick	Contributing	
237 W SECOND ST	26-5C08-.054-.000000		1880	No Style	Vinyl	Noncontributing	
240 W SECOND ST	26-5C07-.063-.000000		1880	Queen Anne	Wood	Contributing	
241 W SECOND ST	26-5C07-.061-.000000		1880	Queen Anne	Wood	Contributing	
242 W SECOND ST	26-5C07-.064-.000000		1880	Late Gothic Revival	Wood	Contributing	
245 W SECOND ST	26-5C07-.060-.000000		1900	Queen Anne	Vinyl	Contributing	
247 W SECOND ST	26-5C07-.059-.000000		1900	Queen Anne	Vinyl	Contributing	
249 W SECOND ST	26-5C07-.058-.000000		1880	Late Gothic Revival	Brick	Contributing	
21 STRINE AVE	25-5A64-.060B-000000		1870	No Style	Vinyl	Noncontributing	

DCED Historic Preservation Specialist  
For the PHMC Pennsylvania State Historic Preservation Office

PA Department of Community & Economic Development  
Center for Community & Housing Development  
Commonwealth Keystone Building  
400 North Street, 4<sup>th</sup> Floor  
Harrisburg, PA 17120-0225

Phone: 717-783-6099 | [preilly@pa.gov](mailto:preilly@pa.gov)



<http://dced.pa.gov> | [www.visitPA.com](http://www.visitPA.com) | [www.phmc.pa.gov](http://www.phmc.pa.gov)

Visit the PA Historic Preservation Blog at: <http://pahistoricpreservation.com/>

**From:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
**Sent:** Tuesday, March 10, 2020 12:07 PM  
**To:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>  
**Subject:** [External] HOME Environmental Review - Franklin County

**ATTENTION:** This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to [CWOPA\\_SPAM@pa.gov](mailto:CWOPA_SPAM@pa.gov).

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**2 attachments**

-  **1 SHPO Project Review Form for DCED HUD.PDF**  
361K
-  **NewIndividual Property Info form 3 2019\_Blank\_.pdf**  
47K

**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
To: Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

Wed, Mar 11, 2020 at 8:29 AM

Just wanted to forward this so you know what I will be working on....think it would be a good idea to meet with Bonnie at Luminest to see how they can help facilitate the public outreach and development of a mitigation agreement? I have never been through this process so I'm not sure if that is the best place to start!

Thanks!  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**2 attachments**

-  **1 SHPO Project Review Form for DCED HUD.PDF**  
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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
To: "Reilly, Pamela" <[preilly@pa.gov](mailto:preilly@pa.gov)>  
Cc: "Frederick, Barbara" <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>

Wed, Mar 11, 2020 at 9:02 AM

Thanks so much for the info, Pam. I am going to meet with our Planning Director early next week to discuss. It seems like this will be an extremely involved process and I want to make sure I have everything in order before moving forward. I am sure I will be calling you next week!

8/17/2020

Franklin County PA Mail - HOME Environmental Review - Franklin County

Thanks again,  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Reilly, Pamela** <[preilly@pa.gov](mailto:preilly@pa.gov)>  
To: Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

Wed, Mar 11, 2020 at 9:21 AM

Hi Nicole,

Unfortunately, demo in a historic district is one of the most time consuming and complicated types of federally funded activities – from a Section 106 review perspective. Not undoable by any means, but a quick touch it once and you are done kind of thing either.

We will talk soon to clarify the process

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
To: "Reilly, Pamela" <[preilly@pa.gov](mailto:preilly@pa.gov)>

Fri, Mar 13, 2020 at 9:21 AM

Thanks for sending all of the information so quickly! I just wanted to note that it is two separate houses - 242 and 246 W. 2nd - I have included a street view below that shows each house. I should fill out two separate individual property forms, correct? I think 242 is a double sided house with 244. Also, please note this Google street view is from 2012 and the homes are vacant.

I will follow up with you after I meet with the Director next week.



Have a great day,  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Reilly, Pamela** <[preilly@pa.gov](mailto:preilly@pa.gov)>  
To: Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

Fri, Mar 13, 2020 at 2:38 PM

Hi Nicole,

Yes, you should do two separate project forms to indicate that it is two different buildings. One should be labeled 242-244 and the other 246. I am not sure why 246 is not included in the inventory of buildings in the eligible historic district. Overlooked or mis numbered perhaps. Both buildings contribute to the historic district, so are adverse effects. You should be getting your game plan together to notify /identify any possible interested parties and justify why demolition is the only economically feasible solution via rehab estimates.

Let me know if you have any other questions.

152

**Pamela W. Reilly**

DCED Historic Preservation Specialist

For the PHMC Pennsylvania State Historic Preservation Office

PA State Historic Preservation Office

Commonwealth Keystone Building

400 North Street, 2nd Floor

Harrisburg, PA 17120-0093

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**Nicole Boling** <nrboling@franklincountypa.gov>

Fri, Mar 13, 2020 at 4:03 PM

To: "Reilly, Pamela" <preilly@pa.gov>

Sounds great! Yes, that is what we will do. After I meet with our Director, we will likely reach out to the applicant for the project to schedule a meeting and see if they can assist with the economic portion of the justification in addition to identifying community organizations that may be interested. I will certainly keep you posted next week.

Thanks again!

Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Nicole Boling** <nrboling@franklincountypa.gov>

Thu, Mar 26, 2020 at 1:56 PM

To: "Reilly, Pamela" <preilly@pa.gov>

Hi, Pam!

Hope you are doing well and staying healthy. I finally had a chance to speak with our Director and also scheduled a virtual meeting with the applicant for the proposed project to begin strategizing our approach to completing all of the requirements. I am putting together my notes and wondered if you could clarify the information you're specifically looking for when you mentioned "comparative data on the cost of rehab vs. resale value of comparable properties in the area". Are you looking for data on how much it will cost to rehab vs. tear down and rebuild? In addition to how the resale value of surrounding properties will be impacted by the project? I just want to make sure I am comprehending all of this before explaining to the team how to collect this data.

Any help you could provide would be greatly appreciated! Thanks so much.

Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Thu, Mar 26, 2020 at 4:42 PM

Hi Nicole,

I am working from home and the PA SHPO is putting together an electronic email based process to manage the Section 106 requirements and all other programs. I will be sending out an email tomorrow providing more information on this.

As regards your question, in order to work through the ADVERSE EFFECT FINDING consultation process with the PA SHPO, you need to complete a few steps.

The steps are:

Explore ways to avoid the adverse effect -- are there any other options to solve the problem without removing historic buildings?

Identify any possible consulting parties with an interest in the project or properties – history or preservation groups, neighbors or groups, boro council

Discuss appropriate mitigation – ways to lessen the loss of the historic buildings with the consulting parties – it may just be the SHPO and DCED (me) if no locals want to play a role in this.

Draft a mitigation agreement to be signed by the SHPO, the responsible entity and any group that has a responsibility. All signatories must accept the language

Sign the agreement – once all parties sign, the project can proceed and be put out to bid

First, you need to demonstrate that the decision to demolish contributing buildings in the historic district was reached after exploring other options to avoid the ADVERSE EFFECT. You need to show that the other option to address the condition of the buildings – rehab – is not feasible. To show this you need an estimated cost to bring each building up to CODE. You can estimate based on the cost of rehab by square footage and the type of work needed – cost for a new roof, new utilities, etc. Perhaps work on comparable local homes would help your codes officer put this together? You should compare the cost to rehab each house to the estimated value of other residences with similar square footage and amenities in the borough. Basically, you need to show that only demolition is economically feasible that the rehab of each building would make them difficult to sell based on the value of comparable homes. You can use online ads for homes or assessed property value for tax purposes.

You should also be thinking about what is planned for these properties after demolition. Who will own the lots? What will be built there or will they be kept as vacant space? Will it be used as green space or a parking lot or resold? Who will maintain that property? Those issues may come up in the consultation with the SHPO and writing of the agreement, so you want to be prepared.

I hope this helps. Unfortunately demo of a historic property is the most complicated part of doing 106 as a grantee. You are taking the hardest test first if you are new to all this!

Let me know if you still have questions – email is best to reach me or I can call you if you like.

Pamela Reilly

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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>

Fri, Mar 27, 2020 at 9:27 AM

Thank you so much for all of this information! Yes, this is my first time going through this process and I am very appreciative of all the details you've provided so far. I'm completing this environmental review as the Responsible Entity for the HOME application we partnered with **Luminest** on, but haven't heard from DCED on whether or not we have received funding for the project yet. I just wanted to get a head start on the environmental review since I read that I only have 60 days to complete the environmental review once funding is awarded. After hearing all of this information on the historic preservation side, I think it's a good thing I got started in advance!

The plan for the properties is to build two (2) affordable single-family homes that meet the income eligibility requirements for the HOME program. I can ensure all of that information is included with the documentation I send to you. Am I understanding correctly that I need to fill out the two (2) forms you sent to me and a narrative documenting all of the steps outlined above before the SHPO will review this request? This is definitely a learning process for me and I want to make sure I send you everything you need!

I am also working remotely and best way to reach me is through email - I'll keep you updated after I talk with Luminest next week.

Thanks again!  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Mon, Mar 30, 2020 at 4:24 PM

Hi Nicole,

Sorry I did not get back to you last Friday—I have been having some home computer difficulties and I spend hours on the phone trying to resolve them. I know I am not alone in that struggle as so many are adapting to working from home.

I would like to talk to you about this project. Let me know when to call if you are free to call me. I think my office number below is now working. Sometimes we can cover ground much more quickly with a call.

I look forward to speaking with you soon.

**Pamela W. Reilly / Historic Preservation Specialist**

PA State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.0699

8/17/2020

Franklin County PA Mail - HOME Environmental Review - Franklin County

During the COVID-19 outbreak, the PA SHPO office is continuing to work remotely. Information about our Continuity of Operations for Environmental Review and how to consult with the PA SHPO under Section 106 and the State History Code can be found on the PA SHPO blog at <https://pahistoricpreservation.com/shpo-environmental-review-continuity-operations/>.

Please note: For new submissions, PA SHPO is now accepting submissions via email. Please use the new Project Review Form available at: [https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form\\_Digital%20Submission.pdf](https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form_Digital%20Submission.pdf)

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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>

Tue, Mar 31, 2020 at 7:37 AM

No problem, Pam! I totally understand. I am working remotely as well...and also watching a 9-month old! It's been an adventure. Would it work if I called around 9:30?

Thanks!  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Tue, Mar 31, 2020 at 8:51 AM

That will be fine. Wow – HUD excitement AND a 9 month old baby? Your hands are literally very full I know!

I will expect a 9 30 call. Feel free to time adjust if you or baby get busy around then. I will be here all day – oops that is right, almost everyone can say that now!

[Quoted text hidden]

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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>

Tue, Mar 31, 2020 at 9:38 AM

Hi, Pam!

I tried giving you a call, but it didn't sound like your name on the voicemail! If you want to call me - I am available. The best number to reach me is 571-402-5993 - this is my Google Voice number which will come through to my cell.

Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>

Tue, Mar 31, 2020 at 11:01 AM

Hi again, Pam -

Thanks again for chatting with me today! When we got off the phone, I realized I dialed 717-783-0699 instead of 6099 - I think one of your email signature lines had the wrong last 4! I had a voicemail from someone with the PA Public Utilities Commission --- OOPS! Thanks again!

Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Tue, Mar 31, 2020 at 11:13 AM

Well duh! Thanks for catching that! I had a call yesterday, so I did not realize I typed it wrong. And I was so proud of myself for adding all that to my new signature too!

[Quoted text hidden]

155





Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

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**Waynesboro First Time Home Buyers - HOME Grant - Historic Preservation**16 messages

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**Nicole Boling** <nrboling@franklincountypa.gov>

Thu, Jun 25, 2020 at 4:11 PM

To: "Reilly, Pamela" <preilly@pa.gov>, "Van Sweden, Bryan" <bvansweden@pa.gov>, Jason Stains <jason@waynesboropa.org>, bill@waynesboro.org  
Cc: Bonita Zehler <bzehler@luminest.org>, Guy Henicle <ghenicle@luminest.org>, Steven Thomas <sjthomas@franklincountypa.gov>

Good afternoon, everyone -

I hope you're all doing well. I am reaching out to you as consulting parties to the historic preservation review of the proposed project through the HOME program in the Borough of Waynesboro. I believe you are all relatively familiar with the project at this point, but as a recap, through the 2019 HOME grant awarded to Franklin County, Luminest, Inc. proposes to demolish two (2) blighted structures located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street in the Borough of Waynesboro to construct two (2) three-bedroom homes for purchase by families who have incomes up to 80% of median income. Additional project information can be found in the attached documents.

Attached to this email you will find documentation related to the economic analysis of completely rehabilitating these properties as an alternative to demolition. I have also included the zoning violations and additional photos of the properties for review. Through our analysis, we have determined that this is not economically feasible and support the project moving forward as proposed in the HOME application. Please let me know if I can provide any additional information or answer any questions.

In terms of next steps, I am hoping to schedule a conference call with everyone early next week. Please fill in the Doodle poll using the link below and I will add a call through Google Meet to your calendars: <https://doodle.com/poll/rt3i5zf2p7f5nfpt>

Thanks - have a great afternoon!  
Nicole

**Nicole R. Boling**

Senior Planner  
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218 N 2nd Street  
Chambersburg, PA 17201

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office: (717) 261-3855

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**3 attachments** **SHPO Historic Preservation - Economic Feasibility Justification\_06.23.2020.pdf**  
73K **ZoningViolations\_AdditionalDocumentation.pdf**  
2251K **PropertyPhotos.pdf**  
802K

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**Bill Kohler** <bill@waynesboro.org>

Fri, Jun 26, 2020 at 3:59 AM

To: Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

Cc: Bonita Zehler &lt;bzehler@valleyhousing.net&gt;, "Maher, David R" &lt;damaher@pa.gov&gt;

Hi Nicole and Bonnie,

157

I'm sorry I did not respond sooner.

The historic district is pretty much an honorific designation.

David Maher, state historic preservationist, eloquently explained the district's impact in an email, with excerpts below.

My understanding is that property owners are at liberty to proceed as they wish with properties in the district and there is no HARB or overseeing authority that can slow or stop a project.

To me, it sounds like Bonnie and Luminest have done their homework and due diligence on this project.

David, who is copied on this email, can further explain any parts that I missed.

I would be happy to jump on a conference call next week.

Bill Kohler

In terms of "new developments," ... this designation does not place any regulations or requirements on property owners within the district, and it's always worth repeating that the designation also means that contributing properties within the district that are owned or managed by non-profits or local government are eligible to apply for Keystone Historic Preservation Grants. Keystone dollars were also used to complete the Waynesboro Historic District nomination at no cost to the Borough. The future of this fund is [uncertain](#) though. Additionally, income producing properties (or those that could be repurposed into an income producing new use) could also potentially take advantage of [state and federal historic preservation tax credits](#).

While at its core the National Register designation is purely an honorific status, it should also be recognized as a major accomplishment by the community, and a source of pride.

With all National Register historic district listings, we at the State Historic Preservation Office (SHPO) want to always remind communities that listing should not be seen as the final step in a community's preservation and revitalization efforts. Again, the National Register is purely honorific, which means it does not, by itself, guarantee the long-term preservation or vibrancy of a community, or any individual property within a district. Nor does it require the community to be aesthetically trapped in a glass bottle, preserved in time. It should be seen as yet another tool in a community's toolbox; one that will hopefully empower and inspire them to continually work toward preservation, maintenance, and the flexibility to adapt where needed to ensure that the community's past provides a strong foundation for the community's future."

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**Jason Stains** <Jason@waynesboropa.org>

Fri, Jun 26, 2020 at 10:21 AM

To: Nicole Boling <nrboling@franklincountypa.gov>, "Reilly, Pamela" <preilly@pa.gov>, "Van Sweden, Bryan" <bvansweden@pa.gov>, "bill@waynesboro.org" <bill@waynesboro.org>

Cc: Bonita Zehler <bzehler@luminest.org>, Guy Henicle <ghenicle@luminest.org>, Steven Thomas <sjthomas@franklincountypa.gov>

Nicole,

Thank you for assisting with this information and scheduling a phone call. Additionally, our Code Enforcement Officer has issued an Order for Demolition on these properties. We are very concerned with their structural integrity related to the neighboring structures, and for the safety of pedestrians and motorists passing by. 246 W. Second St. appears to be sagging. I look forward to speaking with everyone soon!

Jason

**Jason B. Stains, Borough Manager****Borough of Waynesboro Pennsylvania***Incorporated 1818*

55 East Main Street | P.O. Box 310 | Waynesboro, PA 17268

Phone (717) 762-2101 | Fax (717) 762-4707 | Email [jason@waynesboropa.org](mailto:jason@waynesboropa.org)**From:** Nicole Boling [mailto:[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)]**Sent:** Thursday, June 25, 2020 4:11 PM**To:** Reilly, Pamela; Van Sweden, Bryan; Jason Stains; [bill@waynesboro.org](mailto:bill@waynesboro.org)**Cc:** Bonita Zehler; Guy Henicle; Steven Thomas**Subject:** Waynesboro First Time Home Buyers - HOME Grant - Historic Preservation

Good afternoon, everyone -

[Quoted text hidden]

**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

Fri, Jun 26, 2020 at 11:15 AM

To: Jason Stains <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>Cc: "Reilly, Pamela" <[preilly@pa.gov](mailto:preilly@pa.gov)>, "Van Sweden, Bryan" <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>, "[bill@waynesboro.org](mailto:bill@waynesboro.org)"<[bill@waynesboro.org](mailto:bill@waynesboro.org)>, Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>, Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>, Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

Thanks for your responses!

Please don't forget to fill out the Doodle poll found here for conference call date/time options for next week.

<https://doodle.com/poll/rt3i5zf2p7f5nfpt>

Thanks, have a great day!

Nicole

**Nicole R. Boling**

Senior Planner

Franklin County Planning Department

218 N 2nd Street

Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

[Quoted text hidden]

**Maher, David R** <[damaher@pa.gov](mailto:damaher@pa.gov)>

Fri, Jun 26, 2020 at 1:46 PM

To: Bill Kohler <[bill@waynesboro.org](mailto:bill@waynesboro.org)>, Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

Cc: Bonita Zehler <bzehler@valleyhousing.net>, Don Smith <DSmith@bfmarchitects.com>, Steven Thomas <sjthomas@franklincountypa.gov>, "Jason@waynesboropa.org" <jason@waynesboropa.org>, "Van Sweden, Bryan" <bvansweden@pa.gov>, "Reilly, Pamela" <preilly@pa.gov>

Hey everybody,

In my day to day duties in the PA SHPO, I'm not directly a part of these project review discussions. Though I am a passionate local preservation advocate (as we all are at the SHPO), and a real fan of Waynesboro. So, it's great to see that a conversation is moving forward. Affordable housing is an important conversation for all communities, and preservation planning for affordable housing can go hand in hand as these articles from [PlaceEconomics](#) and [HUD](#) discuss.

I'd also like to clear up some confusion and lost context in regards to my quotes in Bill's email (no worries, Bill). When I said "new developments" I was directly responding to Ben Destefen at the *Record Herald* when he asked me earlier this year if there were any "developments" [ie. "news updates"] regarding the status of the National Register of Historic Places designation for the district, which was still under review at the National Park Service at the time of his email. I wasn't referring to new construction development. I went on to reiterate that the National Register "designation does not place any regulations or requirements on property owners within the district." I noted this as part of my response to the reporter because I knew that there had been public concerns, going back many years which stemmed from confusion between National Register districts and locally regulated districts (HARBs).

When a property within a NR eligible or listed district is receiving public funds (Keystone Grants, preservation tax credits, HUD or CDBG funds, etc.) or state/federal permits, then there are *project review requirements* in place under the PA History Code and/or Section 106 of the National Historic Preservation Act that require consultation review with the PA SHPO to ensure that a local planning conversation takes place which is focused on minimizing any *potential* negative or "adverse" effects that the publicly funded or permitted project may have on historic properties. This is essentially the same review process that the Borough went through years ago when they received Keystone Historic Preservation Grant funding for a preservation/rehab project at Borough Hall, which was previously listed individually in the National Register.

As a fan of Waynesboro, especially after working with folks there for so long on the historic district, I'd like to take an opportunity to wear my "passionate local preservation advocate hat" here. Do with it what you will.

Again, I'm glad to hear about the planned conference call next week because these project review conversations are precisely the types of tools and local effort that I was referring to in another of my quotes in Bill's email. Listing a district, "...does not, by itself, guarantee the long-term preservation or vibrancy of a community, or any individual property within a district. Nor does it *require* the community to be aesthetically trapped in a glass bottle, preserved in time." The point I was trying to make was that it will take long term vision, planning, conversations, and commitment by the *community* to preserve the historic character of Waynesboro, both inside and outside the district. The NR designation doesn't do this by itself. This is the difficult work that is up to the community to set as a priority, if they choose, and ultimately to continually work towards. The district designation merely gives the community extra focus, planning tools, and potential grant and tax credit incentives. Also, as a newly listed district, it should provide a fresh and strong sense of pride and desire within the community to effectively plan for better preservation outcomes; in the district especially.

Personally, I too often see communities that listed all or a portion of their community and then sat back and had little to no conversations about impacts when elements of their historic district, time and again, were lost by demos (often "demo by neglect") or alterations and additions to properties or buildings that tend to be

unsympathetic to the district's historic/cohesive design, scale, and aesthetics. New infill construction and additions are not all bad, but a community should consider how it will fit both physically and aesthetically within the community, district or not. A nearby example of loss by demo I often cite is Chambersburg, which listed its historic district decades ago, but in the years that followed, saw numerous demolitions within the district, especially in the downtown core. There are still other communities in PA where years of demo, alterations, and poorly designed infill have essentially created so many gaps and holes in the historic district that it essentially no longer retains sufficient and cohesive historic integrity. Meaning, they would no longer possess the physical built environment to even be considered eligible for the National Register. Maybe that was intentional. I don't know. Waynesboro HD's boundary was drawn to reflect the most cohesive concentration of "contributing" properties (those with physical historic integrity). Losses, alterations, neglected maintenance over time, etc. can eventually erode the physical historic integrity and [uniqueness](#) of Waynesboro's HD. Local planning conversations to attempt to minimize this potential impact are key (not to be confused with minimizing change, ex. NIMBY).

While projects are often publicly funded or permitted, and must go through this community reflection conversation facilitated by SHPO review, sometimes they take place using private funds, and only go through the local zoning and permitting process which may not always spark community conversation. Not all local zoning and planning may be "current" or reflective of a community's desire for preservation. Like a National Register designation, re-examining and updating local planning documents (zoning/ordinances) to reflect current community goals is another "preservation tool" that the PA SHPO advocates for. In fact, an effort to update local planning documents to strengthen the capacity for local preservation planning could be eligible for [Keystone Historic Preservation Planning Grants](#).

I'll finally spare you and end my long email here by restating that this district designation "will hopefully empower and inspire [the community] to continually work toward preservation, maintenance, and the flexibility to adapt where needed to ensure that the community's past provides a strong foundation for the community's future."

Best,

**David Maher** | Historic Preservation Specialist/Central Region

PHMC | PA State Historic Preservation Office

400 North Street, Second Floor | Harrisburg, PA 17120-0093

Phone: 717.783.9918

Visit our weekly blog - <http://pahistoricpreservation.com>

Visit our webpage - <http://www.phmc.pa.gov/Preservation>

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**From:** Bill Kohler <[bill@waynesboro.org](mailto:bill@waynesboro.org)>

**Sent:** Friday, June 26, 2020 4:00 AM

**To:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

**Cc:** Bonita Zehler <[bzehler@valleyhousing.net](mailto:bzehler@valleyhousing.net)>; Maher, David R <[damaher@pa.gov](mailto:damaher@pa.gov)>

**Subject:** [External] RE: Waynesboro First Time Home Buyers - HOME Grant - Historic Preservation

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**Don Smith** <DSmith@bfmarchitects.com>

Fri, Jun 26, 2020 at 2:25 PM

To: "Maher, David R" <damaher@pa.gov>, Bill Kohler <bill@waynesboro.org>, Nicole Boling <nrboling@franklincountypa.gov>

Cc: Bonita Zehler <bzehler@valleyhousing.net>, Steven Thomas <sjthomas@franklincountypa.gov>, "jason@waynesboropa.org" <jason@waynesboropa.org>, "Van Sweden, Bryan" <bvanSweden@pa.gov>, "Reilly, Pamela" <preilly@pa.gov>

Thank you, David. I'm all for strengthening our capacity for preservation. MSW has Design Guidelines in place that should now be updated. We could also distribute them with our façade grant money.

Thanks,

**Don R. Smith**

Project Architect



**Bushey Feight Morin Architects**

473 North Potomac Street

Hagerstown MD 21740

301-733-5600

[dsmith@bfmarchitects.com](mailto:dsmith@bfmarchitects.com)

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**Reilly, Pamela** <preilly@pa.gov>

Fri, Jun 26, 2020 at 3:54 PM

To: Nicole Boling <nrboling@franklincountypa.gov>

Hi Nicole, I think we should invite Barbara Frederick of the PA SHPO since she will be the one handling the adverse effect review and the approval of a mitigation agreement if needed. I forwarded the invite to her, but maybe it needs to come from you?

Call me if you have any questions.

**Pamela W. Reilly / Historic Preservation Specialist**

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

During the COVID-19 outbreak, the PA SHPO office is continuing to work remotely. Information about our Continuity of Operations for Environmental Review and how to consult with the PA SHPO under Section 106 and the State History Code can be found on the PA SHPO blog at <https://pahistoricpreservation.com/shpo-environmental-review-continuity-operations/>.

Please note: All new project submissions to the PA SHPO must be sent via email and employ the new Project Review Form available here:

[https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form\\_Digital%20Submission.pdf](https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form_Digital%20Submission.pdf)

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**From:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

**Sent:** Friday, June 26, 2020 11:16 AM

**To:** Jason Stains <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>

**Cc:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>; Van Sweden, Bryan <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>; [bill@waynesboro.org](mailto:bill@waynesboro.org); Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>; Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>; Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

**Subject:** [External] Re: Waynesboro First Time Home Buyers - HOME Grant - Historic Preservation

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Thanks for your responses!

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

To: "Reilly, Pamela" <[preilly@pa.gov](mailto:preilly@pa.gov)>

Fri, Jun 26, 2020 at 3:59 PM

Sure, Pam! What is her email address (just in case)?

Nicole

**Nicole R. Boling**

Senior Planner

Franklin County Planning Department

218 N 2nd Street

Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Van Sweden, Bryan** <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>

Fri, Jun 26, 2020 at 4:04 PM

To: Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>, Jason Stains <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>

Cc: "Reilly, Pamela" <[preilly@pa.gov](mailto:preilly@pa.gov)>, "bill@waynesboro.org" <[bill@waynesboro.org](mailto:bill@waynesboro.org)>, Bonita Zehler

<[bzehler@luminest.org](mailto:bzehler@luminest.org)>, Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>, Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>, "Frederick, Barbara" <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>, "Maher, David R" <[damaher@pa.gov](mailto:damaher@pa.gov)>

Nicole, thank you for providing us with the economic analysis and for setting up next week's conference call. Our staff took a quick look at the report and we have a couple of questions we would like to pose for discussion at Tuesday's meeting:

- We support the project's goal of increasing home ownership by offering two affordable houses to families who meet the income guidelines. Yet the project that is offered for comparison would create five rental apartments. Has Luminest calculated the cost of converting the existing buildings to two single-family homes? That would achieve the preferred goal of home ownership, create two new affordable units, while saving the additional costs of installing three more HVAC systems, three more kitchens, sprinkler systems, etc. It would also avoid the long-term costs of managing and maintaining those rental units. Obviously, redeveloping these properties as single-family houses would involve substantial alterations to their interior floorplans, but we would like to know where the estimated cost of that sort of project would fall in comparison with demolition and new construction.
- Our staff recognizes that structural problems can be a deal-breaker when rehabilitating historic buildings. The photos show that the buildings are dilapidated, and it's clear from the past inspection reports that the properties have been neglected for a number of years. However, we would like more details on the major concerns that led to the Borough's demolition order and/or the extent of the structural repairs that were included in the apartment rehabilitation estimate.

Thank you for the time you have put into exploring rehabilitation alternatives for these two buildings. We look forward to talking with you on Tuesday.

**Bryan Van Sweden** | Community Preservation Coordinator, Susquehanna Region  
State Historic Preservation Office  
Pennsylvania Historical and Museum Commission  
Commonwealth Keystone Building, Second Floor  
400 North Street | Harrisburg, PA 17120-0093  
Phone: 717.772.5071

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**From:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

**Sent:** Friday, June 26, 2020 11:15 AM

**To:** Jason Stains <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>

**Cc:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>; Van Sweden, Bryan <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>; [bill@waynesboro.org](mailto:bill@waynesboro.org) <[bill@waynesboro.org](mailto:bill@waynesboro.org)>; Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>; Guy Henicle <[gghenicle@luminest.org](mailto:gghenicle@luminest.org)>; Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

**Subject:** [External] Re: Waynesboro First Time Home Buyers - HOME Grant - Historic Preservation

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Thanks for your responses!

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**Reilly, Pamela** <[preilly@pa.gov](mailto:preilly@pa.gov)>  
To: Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

Fri, Jun 26, 2020 at 4:23 PM

[bafrederic@pa.gov](mailto:bafrederic@pa.gov)

Sorry I forgot to include that.

## Pamela W. Reilly / Historic Preservation Specialist

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

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[https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form\\_Digital%20Submission.pdf](https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form_Digital%20Submission.pdf)

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**From:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

**Sent:** Friday, June 26, 2020 4:00 PM

**To:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

To: "Maher, David R" <[damaher@pa.gov](mailto:damaher@pa.gov)>

Mon, Jun 29, 2020 at 8:40 AM

Just wanted to say thank you for all of this information, David! Extremely valuable and I really appreciate you taking the time to put it together.

Thanks,  
Nicole

**Nicole R. Boling**

Senior Planner

Franklin County Planning Department

218 N 2nd Street

Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Nicole Boling** <nrboling@franklincountypa.gov>

Mon, Jun 29, 2020 at 8:50 AM

To: Bonita Zehler <bzehler@luminest.org>, Guy Henicle <ghenicle@luminest.org>, Jason Stains <jason@waynesboropa.org>

Cc: Steven Thomas <sjthomas@franklincountypa.gov>

Good morning!

In preparation for our call with the SHPO tomorrow, would you all be able to provide some feedback on the questions identified by SHPO staff on Friday afternoon? Here are my initial thoughts:

- For the rehab cost estimate, the figures were only generally based on square footage (\$150/SF) so I'm not sure if altering the floor plan would change much. I only outlined the items that needed to be repaired in the memo I sent to them for review - it wasn't meant to mean that we would be repairing a specific number of HVAC systems, a specific number of kitchens, sprinkler systems, etc. Do you have any additional thoughts on this?
- Guy/Jason - do you have any additional information on the major concerns that led to the demolition order?

Thanks so much!

Nicole

**Nicole R. Boling**

Senior Planner

Franklin County Planning Department

218 N 2nd Street

Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Maher, David R** <damahe@pa.gov>

Mon, Jun 29, 2020 at 10:31 AM

To: Nicole Boling <nrboling@franklincountypa.gov>

Hey Nicole,

You're welcome. Since I'm not directly involved with the project review, I didn't want to step on any toes, or appear that I am coming down on one side or another. So I hope I was at least mildly successful in doing that. One person that I CC'd to my email the other day, Don Smith, is someone I thought should/could be also a part of the conversation. If you're not already familiar with Don, he is the President of the Board of Mainstreet Waynesboro. Don is also an architect with Bushey Feight Morin Architects in Hagerstown, and has experience with "context sensitive design" for historic buildings and additions in Waynesboro and other historic communities. He is also a life-long resident of Waynesboro. I thought that he may be able to add some valuable insight, and potential partnership coordination with Mainstreet Waynesboro. I'm not sure his availability for tomorrow's meeting, but his contact info is:

**Don R. Smith**

Project Architect

The logo for Bushey Feight Morin Architects, consisting of the letters 'BFM' in a bold, red, sans-serif font.

**Bushey Feight Morin Architects**

473 North Potomac Street

Hagerstown MD 21740

301-733-5600

[dsmith@bfmarchitects.com](mailto:dsmith@bfmarchitects.com)

Please let me know if I can be of any help as this project moves forward.

Best,

**David Maher** | Historic Preservation Specialist/Central Region

PHMC | PA State Historic Preservation Office

400 North Street, Second Floor | Harrisburg, PA 17120-0093

Phone: 717.783.9918

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**Jason Stains** <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>

Mon, Jun 29, 2020 at 10:42 AM

To: Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>, Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>, Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>

Cc: Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

Nicole,

We have nothing further to offer. We have been working on these buildings for several years with tons of code violations. Based on the conditions, we feel they are dangerous structures and have been placarded as such and we will not permit any interior firefighting etc. Additionally, we have been working on this project before the historic district was put in place.

[Quoted text hidden]

---

**Guy Henicle** <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>

Mon, Jun 29, 2020 at 12:23 PM

To: Jason Stains <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>, Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>, Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>

Cc: Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

Nicole,

Yes, the \$150 SF cost was generally based and the estimate for renovation would only increase with substantial alteration to the interior floorplan in my opinion. Consideration for changing the floorplan was never an option in our minds because of the unsafe existing conditions. Luminest has evaluated documentation from the Borough and performed a site visit of the property. We believe everyone has given the potential for renovation its due attention under the circumstances. We think that our energy could be

best spent working with the Borough of Waynesboro and Main street Waynesboro to see if we can include architectural features on the new home facade that contributes to the integrity of the district going forward.

I am prepared to discuss in more detail on our call tomorrow.

Thank you,



**Guy Henicle**  
construction coordinator  
**office** 717.977.3900 x104  
**mobile** 717.729.5938  
**email** ghenicle@luminest.org

www.luminest.org  
82 West Queen Street,  
Chambersburg, PA 17201



**From:** Jason Stains [mailto:[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)]  
**Sent:** Monday, June 29, 2020 10:43 AM  
**To:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>; Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>; Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>  
**Cc:** Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>  
**Subject:** RE: Waynesboro First Time Home Buyers - HOME Grant - Historic Preservation

This email originated from outside of Luminest

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)> Mon, Jun 29, 2020 at 2:08 PM  
To: Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>  
Cc: Jason Stains <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>, Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>, Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

Thanks so much for the additional information. Look forward to talking to you all tomorrow on the call!

Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

[Quoted text hidden]



Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

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**FW: [External] Waynesboro Historical District**

2 messages

---

**Maher, David R** <damaheer@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Thu, Jul 2, 2020 at 3:05 PM

Hey Nicole,

Thought you might also be interested in some of the resources I shared with Waynesboro Borough Councilman, Patrick Fleagle.

Best,

**David Maher** | Historic Preservation Specialist/Central Region

PHMC | PA State Historic Preservation Office

400 North Street, Second Floor | Harrisburg, PA 17120-0093

Phone: 717.783.9918

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---

**From:** Maher, David R  
**Sent:** Thursday, July 2, 2020 2:13 PM  
**To:** Patrick Fleagle <[patfleagle@comcast.net](mailto:patfleagle@comcast.net)>  
**Subject:** RE: [External] Waynesboro Historical District

Hello Patrick,

Bryan Van Sweden and I are both in separate meetings around that time on Tuesday morning, though there may be a chance that we could duck out of those meetings early. Do you have an idea as to when in your Tuesday morning agenda you would be discussing the historic district? If it's after 10:30 that could work for Bryan and I.

Whether the timing works or not, we are very excited to hear that Council will be talking about this subject. As always, the PA SHPO is here to assist in any way we can.

In the meantime, I thought I would pass along some resources that you and the Council may find interesting and informative:

In 2012, Preservation Pennsylvania, our statewide non-profit preservation advocacy partner, developed an [Economic Benefits of Historic Preservation in Pennsylvania](#) which not only studied preservation's impact on our historic communities and related industries (trades/construction, tourism, etc.), but also provided policy recommendations.

In 2019, with one of those policy recommendations realized (state historic preservation tax credit), Preservation Pennsylvania partnered with the national organization PlaceEconomics, a real estate and economic development consulting firm that focuses on historic preservation and adaptive re-use projects, to [study the impacts of Pennsylvania's relatively new state historic preservation tax credit](#).

In 2018, the PA SHPO partnered with the Center for Rural Pennsylvania, and researchers from Shippensburg and Millersville universities, to study and develop the [Inventory and Analysis of Historic Preservation Ordinances in Pennsylvania Municipalities](#). While Waynesboro does not have historic preservation ordinances in place, this study may still be of interest to you and the community as the analysis also looked at communities that have National Register listed districts that exist solely or in tandem with local historic preservation ordinances.

In May, the PA SHPO Community Preservation Coordinators (including Bryan Van Sweden) partnered with the Pennsylvania Downtown Center to present [#ReadyForPreservation: Tools & Tips to Support Your Downtown's Recovery & Revitalization](#), "...to explore different ways communities can sensitively manage the changes they face as a result of the pandemic's impact." Note: when clicking "Watch the recording" you will be asked to enter your name and email address to view the video.

Finally, I always jump at any opportunity to share one of my favorite TED Talk presentations given by preservationist/planner Ed McMahon from the Urban Land Institute that I feel Waynesboro could connect with as you continue on your preservation journey.

*"Where am I? The power of uniqueness"* <https://www.youtube.com/watch?v=qB5tH4rt-x8>

Best,

**David Maher** | Historic Preservation Specialist/Central Region

PHMC | PA State Historic Preservation Office

400 North Street, Second Floor | Harrisburg, PA 17120-0093

Phone: 717.783.9918

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Visit our webpage - <http://www.phmc.pa.gov/Preservation>

**From:** Patrick Fleagle <patfleagle@comcast.net>  
**Sent:** Thursday, July 2, 2020 5:17 AM  
**To:** Maher, David R <damaheer@pa.gov>; Splain, Shelby <ssplain@pa.gov>; Van Sweden, Bryan <bvansweden@pa.gov>  
**Subject:** [External] Waynesboro Historical District

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Folks,

As you know Waynesboro was recently designated as a Pennsylvania Historical District. I am a borough councilperson and chairman of the Borough's Economic Development committee. We are having a meeting at 10:00am next Tuesday, July 7 in the Waynesboro Borough Hall. One of the topics I would like to discuss with the group are Economic Development opportunities and strategies using the Historic District as a development tool. I was wondering if one or all of you could join us on a conference call for about twenty minutes to get our thinking started in the right direction about using this tool?

Patrick Fleagle

717-635-1110

---

**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Maher, David R" <damaheer@pa.gov>

Mon, Jul 6, 2020 at 1:23 PM

Thanks so much for the info!  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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Nicole Boling <nrboling@franklincountypa.gov>

**Streetscape design on W. 2nd St.**

5 messages

Reilly, Pamela <preilly@pa.gov>

To: Nicole Boling <nrboling@franklincountypa.gov>

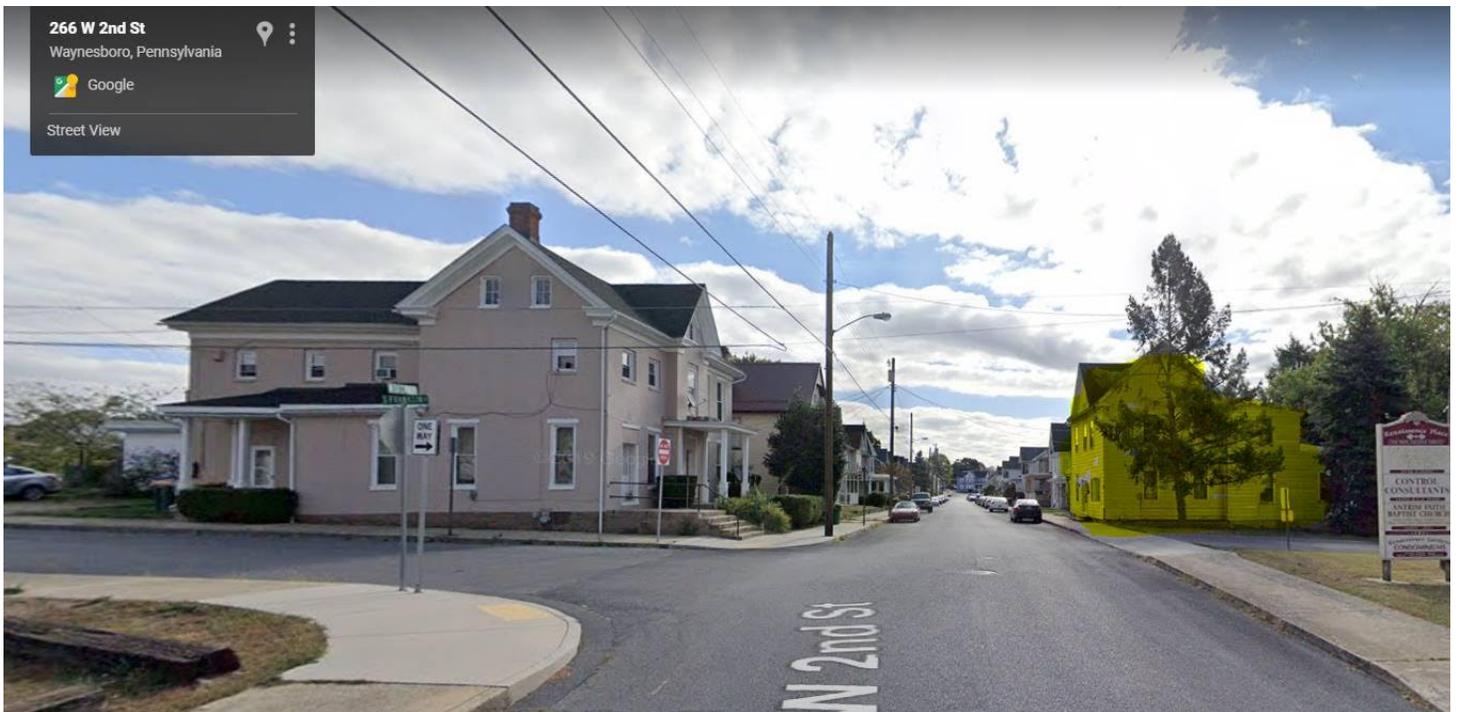
Cc: "Van Sweden, Bryan" <bvansweden@pa.gov>, "Frederick, Barbara" <bafrederic@pa.gov>

Hi Nicole,

Thanks for arranging today's consultation party conference call. I thought it was a productive discussion. I am glad to know so many people in your county are working together to make Way seeing the additional information about comparing the costs of rehab to demolition and new construction. I think that will help to clarify that other options to demolition have been explored to

Since i was looking at Google Street View during the call I wanted to share these thoughts and images.

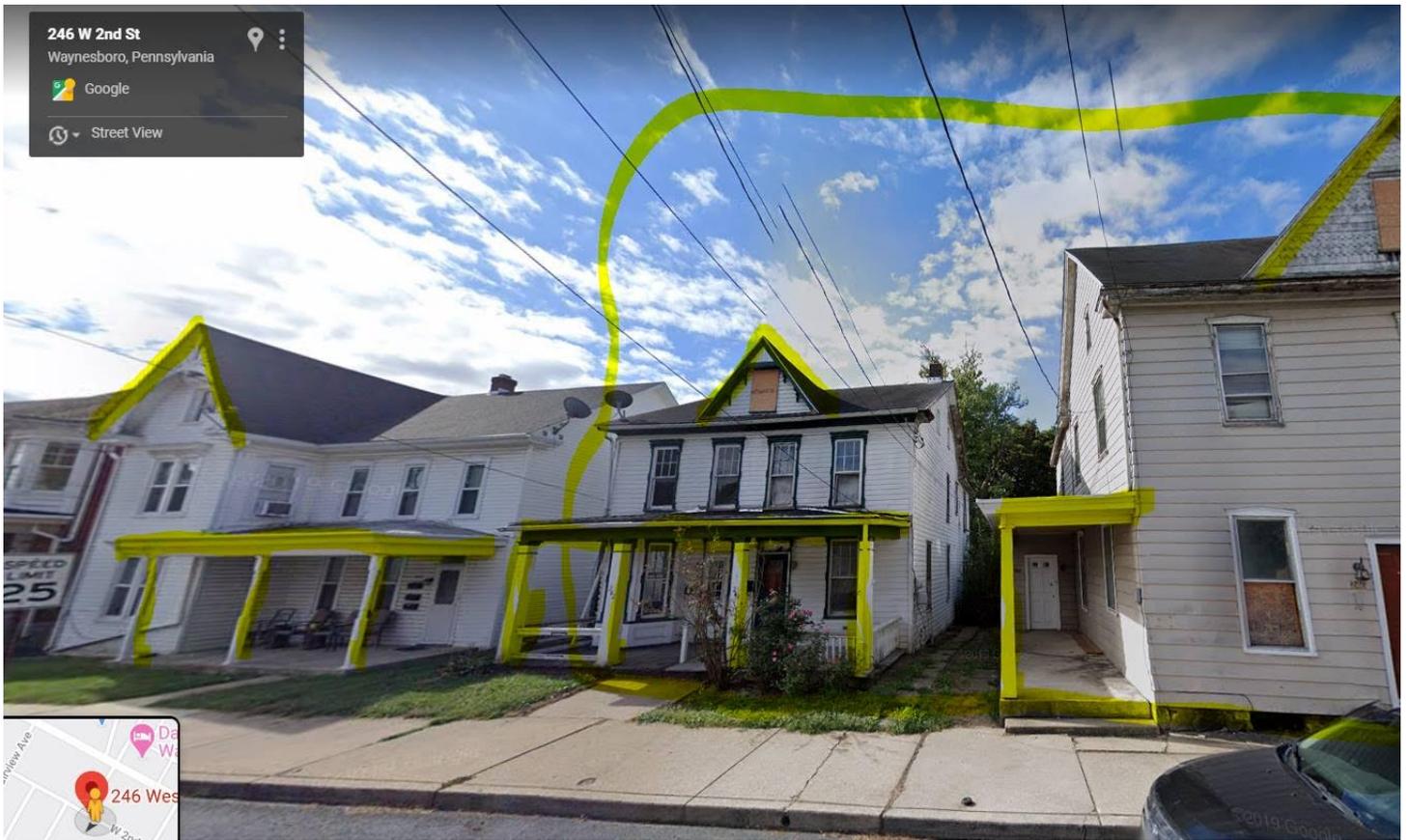
Looking east toward the center of town – project site highlighted in yellow. Perhaps some additional shrubbery or trees could be planted to shield the house at 246 W. 2<sup>nd</sup> St. from the big park priority.



Looking east at this block of W. 2<sup>nd</sup> St. the use of front facing gables or gabled dormers is very noticeable



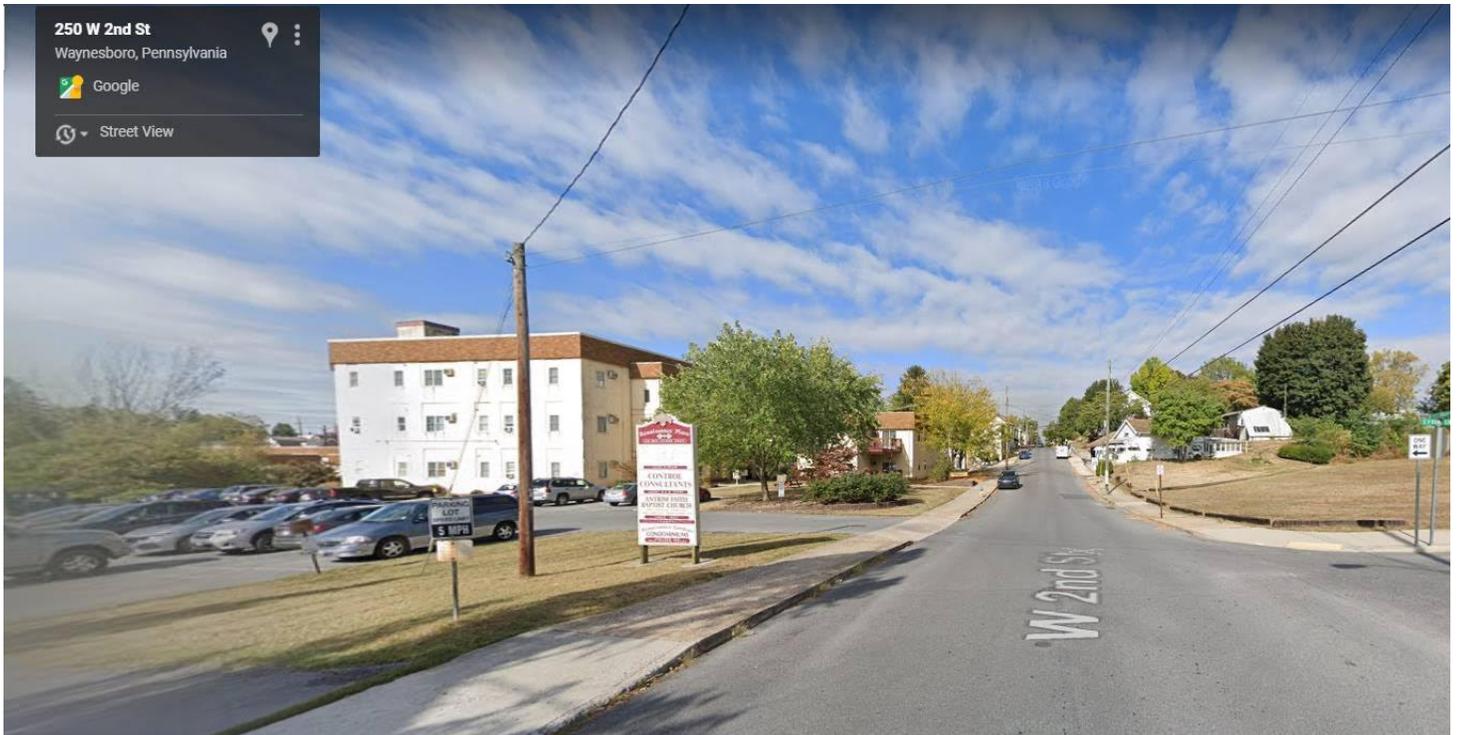
The 2 buildings proposed for demolition 242/244 and 246 W. 2<sup>nd</sup> St. shown in yellow. Note the common design features of the front facing roof gable and front or side porches



Buildings across the street from the project site also have front facing gables and front porches. New construction designs could use some of these design features to better blend into the h



Looking west from the project site, the streetscape is disrupted by the large parking lot on the left and the open lot on the right



**Pamela W. Reilly / Historic Preservation Specialist**

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

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Please note: All new project submissions to the PA SHPO must be sent via email and employ the new Project Review Form available here:

[https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form\\_Digital%20Submission.pdf](https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form_Digital%20Submission.pdf)

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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: Guy Henicle <ghenicle@luminest.org>

Wed, Jul 1, 2020 at 8:15 AM

FYI -- just for your consideration!

Thanks,  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855  
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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>

Thu, Jul 2, 2020 at 9:54 AM

Thanks, Pamela!

This information is very helpful. I've also sent along to Guy at Luminest to review. I should have the meeting notes from the call in addition to the additional information for the economic analysis sent out to the group later today.

Hope you have a great day!  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855  
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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Thu, Jul 2, 2020 at 11:24 AM

Hi Nicole,

I thought looking at the streetscape offered some good ideas for the design of new construction – assuming that is the direction this project will go. I think both new houses should have the same setback from the street to match others on the block (not 2 different setbacks as they currently do) and should have some form of a front facing gable and porch. The new houses should match the size, scale, setback and general form of those surrounding them. I thought maybe this house directly across the street might be a doable or interesting template to work from. Not too large or intricate but with the key features.



Or the design of 242-244 as a single family home would also perhaps work - maybe with only 3 bays to accommodate a central entrance door with matching windows or pairs of windows on each side. Symmetrical window arrangement with maybe a decorative window accent window if desired is part of the streetscape appearance too.



These are just suggestions – I am by no means dictating what Luminest will decide, but I wanted to offer some guidance on the type of design that would best fit into the historic district streetscape.

I will send out the sample mitigation agreement shortly. Many different project pots simmering on my mental stovetop!

### **Pamela W. Reilly / Historic Preservation Specialist**

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

During the COVID-19 outbreak, the PA SHPO office is continuing to work remotely. Information about our Continuity of Operations for Environmental Review and how to consult with the PA SHPO under Section 106 and the State History Code can be found on the PA SHPO blog at <https://pahistoricpreservation.com/shpo-environmental-review-continuity-operations/>.

Please note: All new project submissions to the PA SHPO must be sent via email and employ the new Project Review Form available here:

[https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form\\_Digital%20Submission.pdf](https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form_Digital%20Submission.pdf)

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**From:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
**Sent:** Thursday, July 2, 2020 9:55 AM  
**To:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>  
**Subject:** [External] Re: Streetscape design on W. 2nd St.

8/17/2020

Franklin County PA Mail - Streetscape design on W. 2nd St.

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[Quoted text hidden]

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
To: Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>

Thu, Jul 2, 2020 at 11:56 AM

Just some more additional info/suggestions from Pam at the SHPO!

Thanks,  
Nicole

**Nicole R. Boling**  
Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

----- Forwarded message -----  
From: **Reilly, Pamela** <[preilly@pa.gov](mailto:preilly@pa.gov)>  
[Quoted text hidden]  
[Quoted text hidden]



Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

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## Waynesboro HOME Project - Mitigation Ideas

23 messages

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**Nicole Boling** <nrboling@franklincountypa.gov>

Wed, Jul 8, 2020 at 9:55 AM

To: "Reilly, Pamela" <preilly@pa.gov>, "Van Sweden, Bryan" <bvansweden@pa.gov>, "Frederick, Barbara" <bafrederic@pa.gov>, bill@waynesboro.org, Jason Stains <jason@waynesboropa.org>, Guy Henicle <ghenicle@luminest.org>, Bonita Zehler <bzehler@luminest.org>  
Cc: Steven Thomas <sjthomas@franklincountypa.gov>

Good morning, everyone --

Following up on the edited economic analysis I provided to the group last week, please see the attached **draft** mitigation agreement between the PA SHPO, County, and consulting parties. I added some proposed mitigation measures in the attached document for consideration by the group.

**Pam, Bryan, Barbara** -- please let me know if I am missing anything or not on the right track, just thought I would try to get the agreement drafted in order to facilitate a discussion between the consulting parties.

Please fill out the Doodle poll by the end of the week and I will schedule our next conference call to discuss the proposed mitigation measures sometime next week: <https://doodle.com/poll/6dsyge2b98w4fxwd>

I appreciate all of the input and discussion we have all had up to this point. Hoping we are getting closer to finalizing the review of the proposal. Please let me know your thoughts and if you have any questions or suggestions prior to our conference call.

Thanks, have a great day!  
Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855



**MitigationAgreement\_Draft\_07.08.2020.doc**  
61K

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**Jason Stains** <Jason@waynesboropa.org>

Wed, Jul 8, 2020 at 10:06 AM

To: Nicole Boling &lt;nrboling@franklincountypa.gov&gt;

Nicole,

I made a couple of comments based on changes that need to be made.

Jason



**Jason B. Stains, Borough Manager**

**Borough of Waynesboro Pennsylvania**

*Incorporated 1818*

---

55 East Main Street | P.O. Box 310 | Waynesboro, PA 17268

Phone (717) 762-2101 | Fax (717) 762-4707 | Email [jason@waynesboropa.org](mailto:jason@waynesboropa.org)

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

Wed, Jul 8, 2020 at 10:13 AM

To: "Reilly, Pamela" <[preilly@pa.gov](mailto:preilly@pa.gov)>, "Van Sweden, Bryan" <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>, "Frederick, Barbara" <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>, [bill@waynesboro.org](mailto:bill@waynesboro.org), Jason Stains <[jason@waynesboropa.org](mailto:jason@waynesboropa.org)>, Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>, Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>

Cc: Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

All,

Please hold off reviewing the document. I was using an example and forgot to edit the end of the document! My apologies. I will send a new copy in a few minutes.

Thanks!  
Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

Wed, Jul 8, 2020 at 10:26 AM

To: Jason Stains <[Jason@waynesboropa.org](mailto:Jason@waynesboropa.org)>

Thanks, Jason! I appreciate it - apologies for missing those items.

Appreciate your quick review of the document!  
Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

180

office: (717) 261-3855

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**Jason Stains** <Jason@waynesboropa.org>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Wed, Jul 8, 2020 at 10:27 AM

No problem.

[Quoted text hidden]

---

**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>, "Van Sweden, Bryan" <bvansweden@pa.gov>, "Frederick, Barbara" <bafrederic@pa.gov>, bill@waynesboro.org, Jason Stains <jason@waynesboropa.org>, Guy Henicle <ghenicle@luminest.org>, Bonita Zehler <bzehler@luminest.org>  
Cc: Steven Thomas <sjthomas@franklincountypa.gov>

Wed, Jul 8, 2020 at 10:28 AM

All, please see the revised document attached.

Thanks for your understanding!

Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>  
Cc: "Frederick, Barbara" <bafrederic@pa.gov>

Wed, Jul 8, 2020 at 12:27 PM

I made a few edits to take out reference to the now expired Programmatic Agreement. Since I have not written an agreement without the PA, please check my language choices, Barbara to see if I am correct.

**Pamela W. Reilly / Historic Preservation Specialist**

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

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**From:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
**Sent:** Wednesday, July 8, 2020 10:28 AM  
**To:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>; Van Sweden, Bryan <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>; Frederick, Barbara <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>; [bill@waynesboro.org](mailto:bill@waynesboro.org); Jason Stains <[jason@waynesboropa.org](mailto:jason@waynesboropa.org)>; Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>; Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>  
**Cc:** Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>  
**Subject:** [External] Re: Waynesboro HOME Project - Mitigation Ideas

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67K

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**Van Sweden, Bryan** <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)> Thu, Jul 9, 2020 at 1:50 PM  
 To: Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>, "Reilly, Pamela" <[preilly@pa.gov](mailto:preilly@pa.gov)>, "Frederick, Barbara" <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>, "[bill@waynesboro.org](mailto:bill@waynesboro.org)" <[bill@waynesboro.org](mailto:bill@waynesboro.org)>, Jason Stains <[jason@waynesboropa.org](mailto:jason@waynesboropa.org)>, Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>, Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>  
 Cc: Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

Good morning,

Following up on our conversation on the 30th, I thought of another potential mitigation strategy that you might want to discuss at the next meeting. Since this project is the end result of deferred maintenance and "demolition by neglect," perhaps it would be worthwhile for the Borough, the County, and/or Mainstreet to do an assessment of other vacant or blighted properties in the community. At the very least, you will be able to gather the documentation needed to support a citation or condemnation order. Better yet, prioritizing one or two that are most at risk might provide an opportunity to take more assertive action and avoid finding yourselves facing another demolition in the historic district.

For instance, one effective option is pursuing legal conservatorship, in which a nonprofit organization is able to take control of a vacant property and make the necessary repairs to stabilize and/or rehabilitate it for new use. If the owner refuses to cover the cost of that work, the property can be sold, and the project

expenses will be reimbursed from the sale price. The Housing Alliance of Pennsylvania has published a basic overview of the process: [Conservatorship Handbook](#).

We look forward to working out the details of the mitigation agreement.

**Bryan Van Sweden** | Community Preservation Coordinator, Susquehanna Region  
State Historic Preservation Office  
Pennsylvania Historical and Museum Commission  
Commonwealth Keystone Building, Second Floor  
400 North Street | Harrisburg, PA 17120-0093  
Phone: 717.772.5071

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**From:** Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>

**Sent:** Wednesday, July 8, 2020 10:28 AM

**To:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>; Van Sweden, Bryan <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>; Frederick, Barbara <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>; [bill@waynesboro.org](mailto:bill@waynesboro.org) <[bill@waynesboro.org](mailto:bill@waynesboro.org)>; Jason Stains <[jason@waynesboropa.org](mailto:jason@waynesboropa.org)>; Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>; Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>

**Cc:** Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

**Subject:** [External] Re: Waynesboro HOME Project - Mitigation Ideas

**ATTENTION:** *This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to [CWOPA\\_SPAM@pa.gov](mailto:CWOPA_SPAM@pa.gov).*

All, please see the revised document attached.

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**Reilly, Pamela** <[preilly@pa.gov](mailto:preilly@pa.gov)>

Thu, Jul 9, 2020 at 2:03 PM

To: "Van Sweden, Bryan" <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>, Nicole Boling <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>, "Frederick, Barbara" <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>, "[bill@waynesboro.org](mailto:bill@waynesboro.org)" <[bill@waynesboro.org](mailto:bill@waynesboro.org)>, Jason Stains <[jason@waynesboropa.org](mailto:jason@waynesboropa.org)>, Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>, Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>

Cc: Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>

Thanks for sharing that great idea Bryan. That is a mitigation approach that other communities have taken and it is a helpful tool to monitor neglected buildings and intervene before demolition is the only viable option. . Some places have set up staff committee to address AT RISK properties. – usually made up of codes enforcement and zoning officers, planners and perhaps council members or other interested parties.

Does anything like that currently operate in Waynesboro or would this be a new blight fighting tactic?

## **Pamela W. Reilly / Historic Preservation Specialist**

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

During the COVID-19 outbreak, the PA SHPO office is continuing to work remotely. Information about our Continuity of Operations for Environmental Review and how to consult with the PA SHPO under Section 106 and the State History Code can be found on the PA SHPO blog at <https://pahistoricpreservation.com/shpo-environmental-review-continuity-operations/>.

Please note: All new project submissions to the PA SHPO must be sent via email and employ the new Project Review Form available here:

[https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form\\_Digital%20Submission.pdf](https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form_Digital%20Submission.pdf)

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**Frederick, Barbara** <bafrederic@pa.gov>

Thu, Jul 9, 2020 at 2:36 PM

To: "Reilly, Pamela" <preilly@pa.gov>, "Van Sweden, Bryan" <bvanSweden@pa.gov>, Nicole Boling <nrboling@franklincountypa.gov>, "bill@waynesboro.org" <bill@waynesboro.org>, Jason Stains <jason@waynesboropa.org>, Guy Henicle <ghenicle@luminest.org>, Bonita Zehler <bzehler@luminest.org>  
Cc: Steven Thomas <sjthomas@franklincountypa.gov>

I too like Bryan's idea.

Nicole, I think this looks good. I've attached some comments and revisions. Feel free to call me to discuss.

Now that we are no longer operating under the Programmatic Agreement with DCED, this agreement cannot be modeled on the SMMA. You will need to use the regular two-party Section 106 template (attached).

It should be relatively easy to transfer the information from one to the other and you can feel free to reach out with questions.

Under the regular 106 process, you will also need to notify the ACHP of the adverse effect finding and invite them to participate in consultation—generally they do not participate but the agency/applicant is required to notify them of adverse effect findings and they respond within two weeks with their interest/opinion on completeness of documentary record. They now have an online system that you can use to upload the consultation documentation: <https://www.achp.gov/e106-email-form#:~:text=The%20ACHP%20is%20pleased%20to%20announce%20the%20availability,a%20Programmatic%20Agreement%20for%20complex%20or%20multiple%20undertakings>. I've asked Pam to send you a formal letter from our office indicating the project will have an adverse effect so you will have that for the ACHP notification.

Thanks,

Barbara

**Barbara Frederick** | Historic Preservation Supervisor

PHMC | PA State Historic Preservation Office  
400 North Street, 2nd Floor | Harrisburg, PA 17120-0093  
Phone: 717.772.0921 | Fax: 717.772.0920

[bafrederic@pa.gov](mailto:bafrederic@pa.gov)

<http://www.phmc.pa.gov/Preservation>

Due to the Governor's order regarding COVID-19, the PHMC's State Historic Preservation Office (PA SHPO) is closed until further notice. The PA SHPO continues to work remotely and will respond to your email as soon as possible. Effective March 30, 2020, we are no longer accepting mailed submissions. Direction on how to consult under Section 106 and the State History Code is provided at: <https://pahistoricpreservation.com/shpo-environmental-review-continuity-operations/>. For new submissions, please use the new Project Review Form available at: [https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form\\_Digital%20Submission.pdf](https://www.phmc.pa.gov/Preservation/About/Documents/SHPO%20Project%20Review%20Form_Digital%20Submission.pdf).

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## 2 attachments

 **Waynesboro MOA for demolition 7 8 20 SHPO edits.doc**  
67K

 **template two-party moa 15.doc**  
47K

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**Nicole Boling** <nrboling@franklincountypa.gov>

Thu, Jul 9, 2020 at 4:16 PM

To: "Frederick, Barbara" <bafrederic@pa.gov>

Cc: "Reilly, Pamela" <preilly@pa.gov>, "Van Sweden, Bryan" <bvansweden@pa.gov>, "bill@waynesboro.org"

<bill@waynesboro.org>, Jason Stains <jason@waynesboropa.org>, Guy Henicle <ghenicle@luminest.org>, Bonita Zehler <bzehler@luminest.org>, Steven Thomas <sjthomas@franklincountypa.gov>

Thanks for all of the input so far, everyone!

**Barbara** -- I will take the draft agreement I created and start a new document using the standard two-party Section 106 template before our next meeting and will send it out to the group. When should I reach out to the ACHP? When Pam sends the letter to me from your office?

Also, just a reminder to please fill out the Doodle poll regarding the next conference call to discuss the project. I will get a date/time on our calendars by the end of the day tomorrow.

Thanks again, have a great afternoon!

Nicole

### Nicole R. Boling

Senior Planner

Franklin County Planning Department

218 N 2nd Street

Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Frederick, Barbara** <bafrederic@pa.gov>

Thu, Jul 9, 2020 at 4:21 PM

To: Nicole Boling <nrboling@franklincountypa.gov>

Cc: "Reilly, Pamela" <preilly@pa.gov>, "Van Sweden, Bryan" <bvansweden@pa.gov>, "bill@waynesboro.org"

<bill@waynesboro.org>, Jason Stains <jason@waynesboropa.org>, Guy Henicle <ghenicle@luminest.org>, Bonita Zehler <bzehler@luminest.org>, Steven Thomas <sjthomas@franklincountypa.gov>

Terrific. Thank you, Nicole. Please don't hesitate to call with any questions.

Yes, I would wait for the SHPO response letter to send the notification package.

Best,

Barbara

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>

Thu, Jul 9, 2020 at 4:25 PM

Hi Nicole,

I drafted the letter and just sent it to Barbara to make sure she is satisfied. I dated it to the first time we discussed the project and I reviewed it. I did not remember this all started in early March – covid took over a few days later.

I will email it to you and do the Doodle poll now.

### **Pamela W. Reilly / Historic Preservation Specialist**

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

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**From:** Nicole Boling <nrboling@franklincountypa.gov>  
**Sent:** Thursday, July 9, 2020 4:17 PM  
**To:** Frederick, Barbara <bafrederic@pa.gov>

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>  
Cc: "Frederick, Barbara" <bafrederic@pa.gov>

Thu, Jul 9, 2020 at 4:33 PM

Hi Nicole,

Here is the letter for use with the notification of ACHP. In case I did not explain this earlier, under the old agreement with DCED, ACHP notification was not required so a formal letter detailing the adverse effect did not have to be written. My old consultation form could be used instead. Of course all these processes have been in transition for the past 6 months with new forms introduced and not everyone immediately using the latest versions. If COVID had not happened a few days later I might have remembered to write the letter!

Hopefully, this will help you get that task accomplished. Thankfully, it is online so it is easier and faster to do.

### **Pamela W. Reilly / Historic Preservation Specialist**

Pennsylvania State Historic Preservation Office

Commonwealth Keystone Building, 2<sup>nd</sup> Floor

400 North Street

Harrisburg, PA 17120-0093

[preilly@pa.gov](mailto:preilly@pa.gov) / 717.783.6099

During the COVID-19 outbreak, the PA SHPO office is continuing to work remotely. Information about our Continuity of Operations for Environmental Review and how to consult with the PA SHPO under Section 106 and the State History Code can be found on the PA SHPO blog at <https://pahistoricpreservation.com/shpo-environmental-review-continuity-operations/>.

Please note: All new project submissions to the PA SHPO must be sent via email and employ the new Project Review Form available here:

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**From:** Nicole Boling <nrboling@franklincountypa.gov>  
**Sent:** Thursday, July 9, 2020 4:17 PM  
**To:** Frederick, Barbara <bafrederic@pa.gov>

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 waynesboro demo adverse eff ltr 3 10 20.pdf

187

713K

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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>  
Cc: "Frederick, Barbara" <bafrederic@pa.gov>

Fri, Jul 10, 2020 at 9:17 AM

I appreciate all of your help!

I definitely started this process right when everything was changing! I will work on submitting the information today. Is there any additional information I need to send to either of you for this project? I think a few months ago you told me to fill out the new individual property forms because I think I filled out the old version, but I don't think I sent them to you. I've attached the new ones I had on file for your reference.

Thanks again!

Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**2 attachments**



**246W2nd\_IndividualPropertyForm\_07.10.2020.pdf**  
2137K



**242-244W2nd\_IndividualPropertyForm\_07.10.2020.pdf**  
2132K

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**Reilly, Pamela** <preilly@pa.gov>  
To: Nicole Boling <nrboling@franklincountypa.gov>  
Cc: "Frederick, Barbara" <bafrederic@pa.gov>

Fri, Jul 10, 2020 at 9:55 AM

Hi Nicole,

I think your next step is to notify the ACHP of the adverse effect and continue editing the agreement template Barbara sent you. The ACHP will most likely NOT wish to participate, but they must be offered the opportunity. Once we have our concluding consultation meeting next week, we can finalize the agreement document and move toward signatures I hope.

If I am overlooking anything here, Barbara will advise us.

[Quoted text hidden]

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**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Reilly, Pamela" <preilly@pa.gov>  
Cc: "Frederick, Barbara" <bafrederic@pa.gov>

Fri, Jul 10, 2020 at 9:57 AM

Sounds great! I am working to submit the notification to the ACHP now. I'll have that completed by the end of the day in addition to scheduling our call for next week.

Nicole

188

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Nicole Boling** <nrboling@franklincountypa.gov>

Fri, Jul 10, 2020 at 12:11 PM

To: "Reilly, Pamela" <preilly@pa.gov>

Cc: "Frederick, Barbara" <bafrederic@pa.gov>, Steven Thomas <sjthomas@franklincountypa.gov>

Hi, Pam and Barbara -

I finished the ACHP document, but thought I would let you both look it over before I submit it since I have not filled one of these out before. You will see at the end of the document I listed the attachments I will include with my submission (all of which you already have). The last question I have is whether or not I should include copies of the emails between the consulting parties discussing alternatives for the project. I can export those emails if you think it would be appropriate to include for the ACHP review.

Thanks so much!

Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**ACHP\_NotificationForm\_07.10.2020.docx**

921K

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**Reilly, Pamela** <preilly@pa.gov>

Fri, Jul 10, 2020 at 12:18 PM

To: Nicole Boling <nrboling@franklincountypa.gov>

Cc: "Frederick, Barbara" <bafrederic@pa.gov>, Steven Thomas <sjthomas@franklincountypa.gov>

I think what you have is sufficient. The ACHP asks for a summary so maybe sending the whole transcript of our conference call is too much. What do you think Barbara?

[Quoted text hidden]

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**Frederick, Barbara** <bafrederic@pa.gov>

Fri, Jul 10, 2020 at 12:19 PM

To: "Reilly, Pamela" <preilly@pa.gov>, Nicole Boling <nrboling@franklincountypa.gov>

Cc: Steven Thomas <sjthomas@franklincountypa.gov>

I think they will want to see the consultation with the CPs but they won't necessarily ask for it since they don't know it's missing. Can you send us a pdf of the package for our files as well? It's handy to have it one place. Thanks, Nicole!

[Quoted text hidden]

**Nicole Boling** <nrboling@franklincountypa.gov>  
To: "Frederick, Barbara" <bafrederic@pa.gov>  
Cc: "Reilly, Pamela" <preilly@pa.gov>, Steven Thomas <sjthomas@franklincountypa.gov>

Fri, Jul 10, 2020 at 12:30 PM

Of course! I am going to copy you both in my email to them in a few minutes.

Have a great day - and thanks for the quick response!  
Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**Guy Henicle** <ghenicle@luminest.org>  
To: Nicole Boling <nrboling@franklincountypa.gov>  
Cc: Bonita Zehler <bzehler@luminest.org>

Wed, Jul 15, 2020 at 9:52 AM

Nicole,

I wanted to ask ahead of our call with SHPO about the minimal recordation in the MOA. I am not familiar with how formal this needs to be or if the specs listed for the photos below are flexible in any way. Nikki in our office tells me that that our camera takes pictures that are 4032x3024 resolution that are equal to 72 dpi. She also says that 72dpi images can be converted to 300 dpi. All to say, I want to determine if by agreeing to this action Luminest will be taking on an extra cost to hire a vendor that can provide the images. Do you have any feedback or possibly software to convert 72 dpi images to 300? Would electronic files satisfy this condition? Please call me if that would be easier.

**I. MINIMAL RECORDATION:** Prior to demolition, the County will work with Luminest, Inc. to ensure that digital color photos of the buildings showing all exterior facades and streetscape views will be taken to record current conditions and significant features of the property. Photographs must show all exterior elevations of the buildings as well as any interior spaces and features that are accessible. Photographs should be six megapixel or greater (2000 x 3000 pixel image) at 300 dpi and will be provided to the PA SHPO and to the Borough of Waynesboro. The photograph submission will be accompanied by a photo log which will include the photographer name, photo date, and description.

Thank you,

Guy



**Guy Henicle**  
construction coordinator  
office 717.977.3900 x104  
mobile 717.729.5938  
email [ghenicle@luminest.org](mailto:ghenicle@luminest.org)

[www.luminest.org](http://www.luminest.org)  
82 West Queen Street,  
Chambersburg, PA 17201



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**From:** Nicole Boling [<mailto:nrboling@franklincountypa.gov>]  
**Sent:** Thursday, July 9, 2020 4:17 PM  
**To:** Frederick, Barbara <[bafrederic@pa.gov](mailto:bafrederic@pa.gov)>  
**Cc:** Reilly, Pamela <[preilly@pa.gov](mailto:preilly@pa.gov)>; Van Sweden, Bryan <[bvansweden@pa.gov](mailto:bvansweden@pa.gov)>; [bill@waynesboro.org](mailto:bill@waynesboro.org); Jason Stains <[jason@waynesboropa.org](mailto:jason@waynesboropa.org)>; Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>; Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>; Steven Thomas <[sjthomas@franklincountypa.gov](mailto:sjthomas@franklincountypa.gov)>  
**Subject:** Re: Waynesboro HOME Project - Mitigation Ideas

This email originated from outside of Luminest

[Quoted text hidden]

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**Nicole Boling** <[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)>  
To: Guy Henicle <[ghenicle@luminest.org](mailto:ghenicle@luminest.org)>  
Cc: Bonita Zehler <[bzehler@luminest.org](mailto:bzehler@luminest.org)>

Wed, Jul 15, 2020 at 9:59 AM

Thanks for the info, Guy! Let's discuss the specific language on our call with the SHPO tomorrow. I am hoping we can be flexible on this -- the proposed language was suggested by the SHPO. I will also assist in any way I can - I am not sure what the quality of photos is that our camera in the office can take, but happy to help in any way I can.

Nicole

**Nicole R. Boling**

Senior Planner  
Franklin County Planning Department  
218 N 2nd Street  
Chambersburg, PA 17201

[nrboling@franklincountypa.gov](mailto:nrboling@franklincountypa.gov)

office: (717) 261-3855

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**BOARD ACTIONS (This is a draft contract list. After review, items may be deleted or added at a Commissioners public meeting.)**

1. \*\*Commissioners – Change Orders (CO) 004, 005 and 005 for the Judicial Center Project from Lobar, Inc. CO 004 is to add an additional conduit between the new courthouse and courthouse annex for future additional service for a cost of \$2,198.19; CO 005 is to revise lighting fixtures in the holding cells to surface mount security fixtures for an additional cost of \$3,169.89 and CO 006 is electric changes for adjustments in the sheriff offices, running electric cables on the bridge and data room changes for an additional cost of \$16,945.07. The total for all changes is \$22,313.15.
2. \*\*Commissioners – Addendum to the Lease Agreement dated July 6, 2020 between the County of Franklin and Capitol Theatre to extend the lease through December 30, 2020. This lease is to provide additional space for judicial hearings, meetings and sales in compliance with applicable public health guidelines. All other terms of the Lease Agreement shall remain in full force and effect.
3. \*\*Grants/CJAB – Project Modification to U.S. Department of Housing and Urban Development due to the increase in case management costs for participants of Permanent Supportive Housing grant # PA182L3T091910, Franklin County staff would like to request permission from HUD to move \$5,216.00 from Administration to Supportive Services to cover these costs.
4. Grants – Supplemental Appropriation to provide budget for the Coronavirus Emergency Supplemental Funding Grant in the amount of \$77,275.00. Funding will be used to purchase UV cleaning machines for the Jail, bullet proof vests for Juvenile Probation and personal protective equipment.
5. Information Technology Services – Quote from Adobe for the renewal of the annual contract for AdobeSign to provide the capability of electronic signatures at a cost of \$10,080.00 for the period of August 13, 2020 through August 12, 2021 This is used primarily by the Board of Commissioners to execute actions and sign contracts.
6. \*\*Information Technology Services – Quote from Candoris to replace two servers in the VMWare Virtual farm at downtown and Emergency Services at a cost of \$40,041.68. The hardware being replaced is 8 years old. Additionally, Candoris will be providing services to upgrade the software version of VM Ware in our environments.
7. \*\*Information Technology Services – Proposal from Morefield Communications to renew support from Cisco on several of the county's core switches at a cost of \$3,403.80. This entitles us to immediate support and troubleshooting from Cisco and rapid replacement of bad parts. This proposal is for the period of August 29, 2020 through August 28, 2021.
8. \*\*Planning – Memorandum of Agreement between the County of Franklin, PA State Historic Preservation Office, Lumines, Inc. and the Borough of Waynesboro for the 2019 Home Investment Partnership (HOME) project located at 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street in the Borough of Waynesboro.

9. Planning – Resolution #2020-13 with the PA Department of Community and Economic Development to approve the FY 2020 CDBG-CV application for submission to DCED in the amount of \$166,152.00. This resolution will also execute all required forms and assurances within the application in accordance with Act 179 of 1984. The FY 2020 CDBG-CV application includes two public service projects for rental and utility assistance, which will be facilitated by SCCAP in Chambersburg and WCHS in Waynesboro. It also includes funding to assist in reopening Senior Centers within the County.

\*\*Chairman's signature only

#### ACT 14, 67, 68 and 127 NOTIFICATIONS

In accordance with PA Act notifications, Trinity Consultants notified the County of a Pennsylvania Department of Environmental Protection Plan Approval Permit being applied for installation of a new lumber kiln at the Mercersburg facility.



27 August 2020

Nicole Boling  
Sr Planner  
Franklin County Dept of Planning  
218 N 2nd Street  
Chambersburg, PA 17201

ER 2020-5010-005-E: Demolition, 242-244 and 246 West 2nd Street, Borough of Waynesboro, Franklin County, Executed Memorandum of Agreement

Dear Ms. Boling,

The Pennsylvania State Historic Preservation Office (PA SHPO) has executed the enclosed Memorandum of Agreement for the project referenced above. Please forward the executed copy of the agreement to the Advisory Council on Historic Preservation for filing.

If you have any questions about this review, please contact Barbara Frederick at [bafrederic@pa.gov](mailto:bafrederic@pa.gov) or 717.772.0921.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. McLearn', is written over a horizontal line. The signature is enclosed in a rectangular box.

Douglas C. McLearn, Chief  
Division of Environmental Review

**MEMORANDUM OF AGREEMENT  
BETWEEN FRANKLIN COUNTY**

**AND THE**

**PENNSYLVANIA HISTORIC PRESERVATION OFFICER**

**REGARDING THE "WAYNESBORO FIRST TIME HOME BUYERS" PROJECT AT  
242-244 AND 246 WEST 2<sup>ND</sup> STREET IN THE  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY**

**WHEREAS** the United States Department of Housing and Urban Development (HUD) in coordination with the Pennsylvania Department of Community and Economic Development (PA DCED) has granted funding to Franklin County for the Waynesboro First Time Home Buyers project (undertaking) pursuant to the Home Investment Partnership Program (HOME) under Title II of the National Affordable Housing Act of 1990 (42 U.S.C. 12701 et. seq and the implementing regulations at 24 CFR Part 92); and

**WHEREAS** the undertaking consists of the demolition of two (2) vacant structures within the Borough of Waynesboro using HUD funds and subsequent new construction of two (2) single-family affordable homes on the site for purchase by individuals that have incomes up to 80% of median income; and

**WHEREAS**, Franklin County in consultation with the Pennsylvania State Historic Preservation Officer (PA SHPO) has defined the undertaking's area of potential effect (APE) as 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street, Waynesboro, PA; and

**WHEREAS** Franklin County in consultation with the PA SHPO has determined that the undertaking will have an adverse effect on 242-244 W. 2<sup>nd</sup> Street and 246 W. 2<sup>nd</sup> Street, which are contributing resources within the Waynesboro Historic District, which is listed in the National Register of Historic Places, and Franklin County has consulted with the PA SHPO pursuant to 36 C.F.R. part 800, of the regulations implementing Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108); and

**WHEREAS**, Franklin County has consulted with the Borough of Waynesboro regarding the effects of the undertaking on historic properties as a local consulting party; and

**WHEREAS**, in accordance with 36 C.F.R. § 800.6(a)(1), Franklin County has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

**NOW, THEREFORE,** Franklin County and the PA SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

**1. STIPULATIONS**

Franklin County shall ensure that the following measures will be carried out:

- a. **PROPERTY REDEVELOPMENT:** Plans for the redevelopment of this property should be sensitive to the historic district setting and maintain the visual continuity of the historic district streetscape. Specifically, the new construction should be sensitive to the height, setback, and materials of the adjacent buildings and the surrounding historic district. The County, in coordination with Luminest, Inc., will submit preconstruction plans (pre-bid and post-bid) to the PA SHPO and local consulting parties for their review and comment. The PA SHPO agrees to review the preconstruction plans (pre-bid and post-bid) and provide written comments to the County within seven (7) days of receipt.
- b. **PRESERVATION OUTREACH:** Within one (1) year of the signing of this agreement, the County will coordinate with the Borough of Waynesboro to ensure that a copy of the National Register of Historic Places nomination form for the Waynesboro Historic District is available online on the Borough's public website at [www.waynesboropa.org](http://www.waynesboropa.org). The County will also work with the Borough and PA SHPO to develop and provide information regarding the benefits of National Register listing and guidance for the appropriate rehabilitation and maintenance of historic properties on the Borough website. The County will provide proof of satisfaction of this mitigation measure within the two years of the signing of this agreement via mail or email correspondence sent to the PA SHPO.
- c. **MINIMAL RECORDATION:** Prior to demolition, the County will work with Luminest, Inc. to ensure that digital color photos of the buildings showing all exterior facades and streetscape views will be taken to record current conditions and significant features of the property. Photographs must show all exterior elevations of the buildings as well as views of primary or significant interior spaces and features that are accessible. Photographs should be at 300 dpi and will be provided to the PA SHPO and to the Borough of Waynesboro. The photograph submission will be accompanied by a photo log which will include the photographer name, photo date, and description.

In addition, following demolition of the buildings and completion of new construction, a maximum of five (5) photographs of the project location showing streetscapes of the new construction within the historic district and noting the location and addresses of the buildings that were demolished will be provided electronically to the PA SHPO for the purpose of updating the inventory for the Waynesboro Historic District.

## **II. DURATION**

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, Franklin County may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation V below.

## **III. MONITORING AND REPORTING**

Each six (6) months following the execution of this MOA until it expires or is terminated, Franklin County shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in Franklin County's efforts to carry out the terms of this MOA.

## **IV. DISPUTE RESOLUTION**

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, Franklin County shall consult with such party to resolve the objection. If Franklin County determines that such objection cannot be resolved, Franklin County will:

- a. Forward all documentation relevant to the dispute, including the Franklin County's proposed resolution, to the ACHP. The ACHP shall provide Franklin County with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, Franklin County shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. Franklin County will then proceed according to its final decision.
- b. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, Franklin County may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, Franklin County

shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.

- c. Franklin County's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

## **V. AMENDMENTS**

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date the copy signed by all of the signatories is filed with the ACHP.

## **VI. TERMINATION**

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation V, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, Franklin County must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. Franklin County shall notify the signatories as to the course of action it will pursue.

Execution of this MOA by Franklin County and PA SHPO and implementation of its terms evidence that Franklin County has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

**SIGNATORIES:**

**Franklin County Board of Commissioners**

  
\_\_\_\_\_  
David S. Keller, Chairman

Date: Aug 26, 2020

**Pennsylvania State Historic Preservation Officer**

  
\_\_\_\_\_  
Andrea MacDonald, Deputy Pennsylvania State Historic Preservation Officer

Date: 8/27/2020

**INVITED SIGNATORIES:**

**Borough of Waynesboro**

  
\_\_\_\_\_  
C. Harold Mumma, Council President

Date: 8-19-20

**Luminest, Inc.**

  
\_\_\_\_\_  
Bonita Zehler, Executive Director

Date: 8/18/20



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# NOISE ABATEMENT AND CONTROL

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Noise (EA Level Reviews)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
<a href="https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control">https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control</a>		

### 1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ *Continue to Question 2.*

- Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

- A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- None of the above

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

**2. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.*

Noise generators were found within the threshold distances.

→ *Continue to Question 3.*

**3. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

**Indicate noise level here:**

Less than 65 decibels.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

**Indicate noise level here:**

If project is rehabilitation:

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

If project is new construction:

**Is the project in a largely undeveloped area<sup>1</sup>?**

No

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

---

<sup>1</sup> A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

Yes

→ Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.

Unacceptable: (Above 75 decibels)

Indicate noise level here:

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.

If project is new construction:

**Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:**

Convert to an EIS

→ Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 4.

Provide waiver

→ Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.

Continue to Question 4.

- 4. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

Mitigation as follows will be implemented:

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures. Continue to the Worksheet Summary.

No mitigation is necessary.

**Explain why mitigation will not be made here:**

→ Continue to the Worksheet Summary.

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Please see map on the following page showing that the property is located within the following distances to noise generating activities:

- Major Road (1,000'): Interstate 81 (10 miles away)
- Railroad (3,000'): More than 3,000' from the project site
- **Airport (15 miles): Hagerstown Regional Airport (11 miles away)**

Although the proposed project is located within 15 miles of an airport, the average noise level at the site is less than 65 decibels. The noise level is acceptable and not negatively impacted being within 15 miles of the [Hagerstown Regional Airport](#). The "[Airport Noise Exposure Maps](#)" were researched and none were available for this airport.

**Are formal compliance steps or mitigation required?**

Yes

No



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# SOLE SOURCE AQUIFERS

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
<a href="https://www.hudexchange.info/environmental-review/sole-source-aquifers">https://www.hudexchange.info/environmental-review/sole-source-aquifers</a>		

### 1. Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*
- No → *Continue to Question 2.*

### 2. Is the project located on a sole source aquifer (SSA)<sup>1</sup>?

- No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*
- Yes → *Continue to Question 3.*

### 3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

- Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*
- No → *Continue to Question 5.*

### 4. Does your MOU or working agreement exclude your project from further review?

- Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

<sup>1</sup> A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No → Continue to Question 5.

**5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

**6. In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

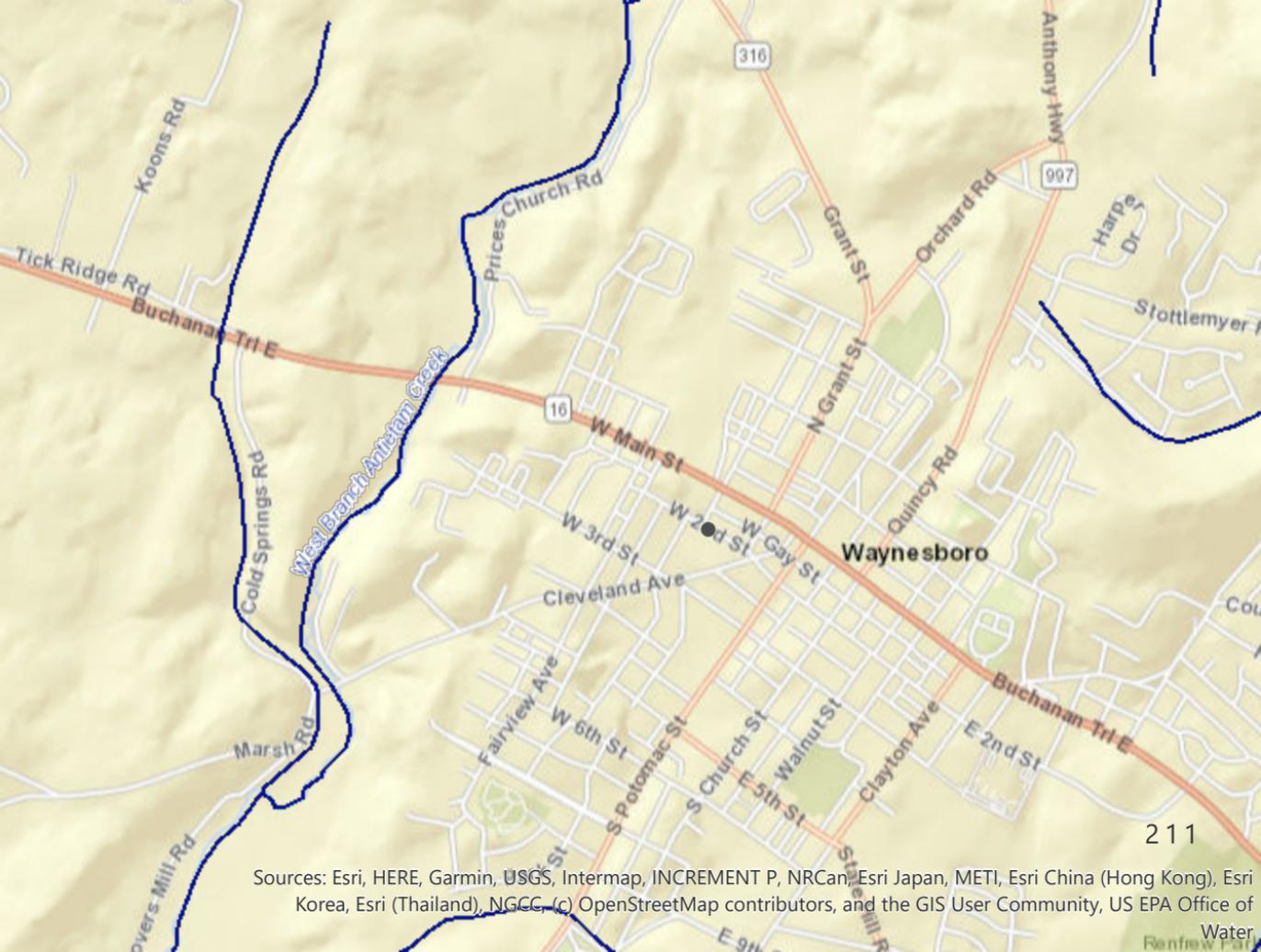
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project location is not within a Sole Source Aquifer as defined by the U.S. Environmental Protection Agency (EPA).

**Are formal compliance steps or mitigation required?**

Yes

No



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, US EPA Office of Water



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# WETLANDS PROTECTION

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Wetlands (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.
<b>References</b>		
<a href="https://www.hudexchange.info/environmental-review/wetlands-protection">https://www.hudexchange.info/environmental-review/wetlands-protection</a>		

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?**

The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order.

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Yes → *Continue to Question 2.*

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland?**

The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.  
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

→ You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.

Provide a completed 8-Step Process as well as all documents used to make your determination, including a map. Be sure to include the early public notice and the final notice with your documentation.

Continue to Question 3.

- 3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

According to the National Wetlands Inventory, the subject property located within the Borough of Waynesboro is not located in a wetland area.

**Which of the following mitigation actions have been or will be taken? Select all that apply:**

- Permeable surfaces
- Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- Native plant species
- Bioswales
- Evapotranspiration
- Stormwater capture and reuse
- Green or vegetative roofs with drainage provisions
- Natural Resources Conservation Service conservation easements
- Compensatory mitigation

### **Worksheet Summary**

#### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

No wetlands are present near the site. See attached map.

**Are formal compliance steps or mitigation required?**

Yes

No



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

March 20, 2020

**Wetlands**

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



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# WILD AND SCENIC RIVERS

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Wild and Scenic Rivers (CEST and EA)

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297
References		
<a href="https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers">https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers</a>		

### 1. Is your project within proximity of a NWSRS river as defined below?

**Wild & Scenic Rivers:** These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational

**Study Rivers:** These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.

**Nationwide Rivers Inventory (NRI):** The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

→ Continue to Question 2.

### 2. Could the project do *any* of the following?

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Continue to Question 3.*

- 3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The proposed project is located at 242-244 and 246 W. 2<sup>nd</sup> Street, Waynesboro, PA. The project location is not within proximity of any Wild or Scenic River resources.

**Are formal compliance steps or mitigation required?**

Yes

No





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# ENVIRONMENTAL JUSTICE

**2019 HOME: "WAYNESBORO FIRST TIME HOME BUYERS"  
BOROUGH OF WAYNESBORO, FRANKLIN COUNTY, PA**

## Environmental Justice (CEST and EA)

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	
References		
<a href="https://www.hudexchange.info/environmental-review/environmental-justice">https://www.hudexchange.info/environmental-review/environmental-justice</a>		

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

Yes → *Continue to Question 2.*

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

**2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

Yes

**Explain:**

→ *Continue to Question 3. Provide any supporting documentation.*

No

**Explain:**

Adverse effect identified by the State Historic Preservation Office (SHPO) due to the historic nature of the vacant, blighted properties proposed for demolition and new construction within the Borough of Waynesboro.

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

3. All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Mitigation as follows will be implemented:

→ Continue to Question 4.

No mitigation is necessary.

**Explain why mitigation will not be made here:**

→ Continue to Question 4.

4. Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.

→ Continue to the Worksheet Summary and provide any supporting documentation.

## **Worksheet Summary**

### **Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

This project will not have a negative environmental impact that is disproportionately high for low-income and/or minority communities. The demolition of two (2) blighted structures that will be replaced by two (2) affordable single-family homes will improve the conditions of the Borough of Waynesboro. Please see attached photos of the blighted structures.

**Are formal compliance steps or mitigation required?**

- Yes  
 No