

FRANKLIN LIBRARY IMPROVES ACCESS

By Mary Ellen Collier

People around town may notice that the Franklin Free Library has removed a large old maple tree on the west lawn. By the time you read this, the second old maple may be gone as well.

This is the exciting beginning of a major upgrade to the Library. Plans are being implemented to create a cellar entryway into the Library, with a wide level walkway from the village sidewalk. Patrons will be able to use wheelchairs, scooters or walkers to get easily to the new entryway. Once inside, a personal wheelchair elevator will provide access to the Main Floor, for programs and the book collections. A new Reading Room is being planned in an area inside the new entryway. The current bathroom will be



Trees coming down at the FFL

See FFL, continued on Page 4

A BAD OPTION

By Don Hebbard

New York State Real Property Tax Law [RPTL] Section 487, adopted in 1977, provides a 15-year real property taxation exemption for solar, wind, and farm waste energy systems. These energy generating systems are considered to be capital improvements to the real property, and received this exemption from taxation to encourage their construction. The Franklin Town Board has passed Local Law 2-2016, opting out of Section 487. This allows all residential, municipal, and commercial systems to be added to the real property tax base.

This idea to remove the NYS tax exemption was first proposed to the Delaware County Board of Supervi-

sors. Every municipal entity (county, town, village) and all school districts will have to make a decision to continue the NYS exemption, or choose to “opt out.” For forty years, NYS has been offering incentives for residences, small businesses, schools, and municipalities to install solar and wind systems to reduce their energy bills, and often as a personal action to reduce greenhouse gas creation from burning fossil fuels.

What changed?

New York State adopted the “Reforming the Energy Vision” [REV] Plan in 2015. You can look it up on the internet. This plan sets goals for increasing renewable energy production from sources such as wind, solar, hydro, geothermal, and biomass, rather than increasing energy generation from fossil fuels. It provides incentives to com-

See OPT-OUT, con’t on Page 10

NEIL ROCHMIS: Antiques as Adventure

By Alexis Greene

Entering Franklin Durable Goods, the antiques shop on Main Street, is a bit like walking into a sea of enticing objects, as waves of alluring - if sometimes odd - items wash over you, drawing you deeper into this unique emporium.

Here a metal statue of a tiger, there glass bottles from some long-ago pharmacy. Here a spear for snaring eels, there steel hooks to lift ton-bags of grain. All this and more, artfully displayed on a pool table or a staircase or even (upstairs) on a coffin, to catch your attention and make you want to touch, pick up or marvel.

The proprietor of this adventure in collecting is Neil Rochmis, who runs the business with Franklin’s village mayor, Tom Briggs. And it is Rochmis who can usually



A welcoming front door

Photo by the author

be found sitting behind a counter, Friday through Sunday, noon to 5 p.m., playing scrabble on his laptop, talking to his dog, Sidney, or explaining the provenance of an unusual item to a potential customer.

Rochmis is something of an adventurer himself. He grew up in suburban Long Island, the only child of a father who worked for the FAA at Idlewild (now JFK) Airport and a mother who was a sculptor and wood carver. He came of age in the late 1960s, dropped out

See ROCHMIS, con’t on Page 14



Betsy and Bryan Babcock at Handsome Brook Farm
Photo by Connor Harrigan

AN ENTREPRENEUR IN FRANKLIN

By Betsy Babcock

In 2004, Bryan and I were looking for a new place to call home. Coming from demanding corporate health care and venture capital, requiring constant communication and travel, we’d shifted gears. Bryan was working on his Ph.D. in Theology, and I wanted to go back to my farm roots. We needed to be close to NYC for Bryan’s studies, but not too close. We wanted community and beauty. A farmhouse on Handsome Brook Road with five acres, a beautiful red barn, a tire swing and East Handsome Brook behind was perfect. It became our home.

The house was what

drew us, and its idyllic setting. There would be a lot to learn about the community, but we looked forward to exploring and getting to know people.

One of the first was Ellen Curtis, who welcomed us with open arms and invited us to join Franklin Local – a varied group who shared a common interest in environmental stewardship and community. Around monthly tables full of home baked goods, fresh produce and wonderful conversation, we discussed everything from peak oil to the farmers’ market and the needs of the community – always with a focus on what would protect and serve the Franklin commu-

See BABCOCKS, continued on Page 6



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Your Neighbor's View...

TO THE EDITOR:

A Plea for Help:

Dear friends:

A year ago, in June 2015, our baby lamb was savagely decapitated – murdered - as he was tied to a post at our family farm. The perpetrator removed the head, leaving the lifeless body with his collar still attached. This cowardly act was a threat to our family and to the safety of our town. In a small, tight-knit community like Franklin, we value our peace and tranquility.

Please help us identify the malicious and dangerous person who committed this act and restore peace to our family and neighbors.

The reward is \$500 for information leading to the arrest of this criminal. Contact the New York State Police at 561-7400 in Sidney, with information.

With sincere thanks.
Linda and Pete Bevilacqua

SHARED WITH THE EDITOR:

A Great idea:

Hon. Jeff Taggart, Supervisor
Franklin Town Office
Main Street
Franklin, NY 13775

Dear Jeff:

As a concerned citizen interested in the future of Franklin, an idea came to me at the hearing on solar tax abatements on August 2nd. Would the town consider developing a solar farm to benefit the school with lower electricity costs?

The land behind my house on Rte. 357 is town land reserved as a buffer zone for the old town dump. We were told when we bought our property that this land had to be held by the town for 100 years and was not supposed to be used for agricultural purposes. I'm not sure why a local farmer has been haying it, alternately growing feed corn, for the past many years.

But this property would be a perfect place to put solar panels that could be connected directly to the school to provide electricity. Since the majority of the school's operations occur during daylight

hours, this approach could dramatically lower energy expenses. And as it would be innovative, it is possible that federal and state grants are available to help with installation costs.

I know that some of the local farms have begun to use solar panels to defray their electrical costs. Wouldn't it be wonderful if our school could benefit from the use of this modern approach to providing electricity?

Thank you for your service to our community.
Sincerely,

Carla Nordstrom
Franklin, NY 13775

ANOTHER SHARE:

Dear Edmond:

It was marvelous to see you again this year at Stagecoach Run! The drawing you gave me will hang above my desk, where I will see it everyday and be reminded of dear Gou Gou, your beautiful work and generosity, and our conversations that have been incredibly meaningful to me.

As promised, here is the short essay I wrote in response to first meeting you and Gou Gou. I posted this on my Facebook page back in March after several of my friends confided that they were feeling acute Gou Gou.

Thank you for putting a name and a face to something I have warred with and embraced at different times in my life (and occasionally at the same time).

All my best,
Christina Muscatello

TO THE EDITOR:

Words of Wisdom: Enduring Friendships

Too many good friendships end over trivial disagreements. Good friends are hard to find, but for some, are all too easy to lose. There is an expression: "Don't throw the baby out with the bath water." I recently learned where that came from. In olden days, the entire family would take a bath in the same bath water. First the parents, then the oldest to the youngest. By the time the baby got its bath, the water was pretty darn dirty. When it was time to toss out the dirty water, well...you can imagine the rest.

Sometimes friendships get messy, over-strained, taxed and challenged. It is not always a good reason to throw out a friendship with the dirty water, so to speak. All too often, it is just our egos that get in the way of giving or even accepting an apology. There is nothing greater than a friend. Some just can't humble themselves and admit a mistake, but it is exactly that vulnerability that makes a person who erred more endearing and strengthens a relationship rather than weakening it.

That's not to say there aren't horrible things that are intolerable, but minor and even medium problems often are worth working out. Friendships can be for life if we nurture and protect them while realizing no one is perfect. To err is human, but to forgive is divine. Take the highroad as often as you can. You may find life more enjoyable.

Sincerely,
Mr. Franklin D. Resident

Share your thoughts, joys, news and concerns about life and our community.
Write to us c/o Editor, The New Franklin Register, P.O. Box 258, Franklin, NY 13775

TO READ MS. MUSCATELLO'S ESSAY, TURN TO PAGE 12

ECONOMIC DEVELOPMENT SURVEY

Courtesy of Your Greater Franklin Chamber of Commerce

PLEASE NOTE!!!

Inserted into each copy of this issue of The New Franklin Register is a single-page survey to measure our readers' feelings about and participation in the local economy.

The Greater Franklin Chamber of Commerce, whose primary mission is to enhance and support local business in and around the Town of Franklin, needs your help to determine what is important to Franklin's residents and visitors, as well as what might be needed in our community in terms of business and services.

Please take a few moments to respond to our survey. Those returned by December 15th will be entered in a raffle. Two numbers will be drawn, each to win a \$25 gift certificate to Wise Guys Pizza of Franklin. (Please note: A name and phone number must be included on your returned survey to be eligible to win.)

Survey results will be presented in the Spring 2017 issue of The New Franklin Register.

Please respond! Your participation and feedback is important to Franklin's economic future!

Surveys may be returned by:

- * **Mail:** Franklin Chamber, PO Box 814, Franklin NY 13775
- * **Online:** www.FranklinNY.org
- * **Drop-off:** Chamber's drop box at the Franklin Post Office



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FRANKLIN LOCAL

Local News
Local Events

Local Issues
Local Concerns



THE CHRISTMAS STROLL

By Lisa A. Heimbauer

Please join us for the Franklin Christmas Stroll on Saturday, December 10th, from 1 to 5 p.m. It will include seven houses within the Village and two others within the town limits. Tickets will be sold at the Franklin Fire House (at the Holiday Market) from 12:45 p.m. to 4 p.m. on December 10th. Stroll tickets will be \$10 per person or \$15 per couple.

The events of the day will include:

Book readings with a visit from Santa and Mrs. Claus at the Franklin Free Library at 10 a.m.

Grandma's Pantry at the Franklin United Methodist Church (bazaar and lunch): 11 a.m. to 3 p.m.

The Holiday Market at the Franklin Fire House (with music by Jason Starr): 12 to 4 p.m.

Franklin Christmas Stroll: 1 to 5 p.m.

View the decorated trees and trains at the Franklin Railroad and Community Museum: 1 to 5 p.m.

Franklin Stage Company: play reading at 4 p.m.

Tree lighting in the Franklin Village Park at 5:30 p.m., with Santa and Mrs. Claus at 6 p.m. (carols and candy canes).

Crafts, cookies, hot chocolate, and photos with Santa & Mrs. Claus at the Franklin Fire Hall; at approximately 6:30 p.m.

Franklin Central School Senior Class Lasagna Dinner in the school auditorium: 4 to 7 p.m. (\$8 per adult, \$5 per child)

During the day, please visit our local businesses in the Village of Franklin.

LOOKING TOWARD FRANKLIN'S FUTURE

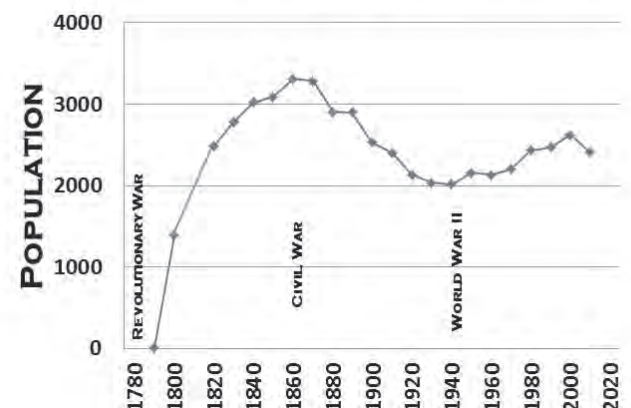
By Brian Brock

This is the first in a series of articles on the current condition of Franklin and how our resources can be used to build a more desirable town with a more prosperous future. This installment examines the waxing and waning of population, its whys and wherefores. If a community does not grow, then it declines. To decide how we want to grow, it helps to know how we got to where we are.

Community is built of its people. Numbers are important to bring diversity of knowledge, skills, and resources, particularly in a small community. The history of residency in Franklin can be divided into thirds, separated by major wars.

Population in the Town

TOWN OF FRANKLIN



of Franklin grew rapidly from just a few families after the Revolutionary War to over 3,300 by 1860 – an average of almost 50 people annually for 70 years. With the cessation of hostilities with the British and their Native American allies, the western frontier

opened-up here. Franklin was favored in this immigration by being on one of the principle routes to the frontier, from Catskill on the Hudson River to Wattles Ferry (future Unadilla) on the Susquehanna River.

But here the heyday of the Catskill/Susquehanna

See **FUTURE**, continued on Page 17

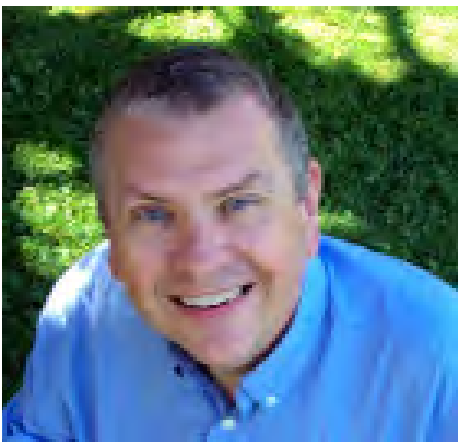
MEET OUR LOCAL CHAMBERS OF COMMERCE - SUPPORT YOUR LOCAL ECONOMY - JOIN NOW!

YOUR COUNTY CHAMBER

By Ray Pucci

Think of the phrase “chamber of commerce” and you’re likely to come up with images of someone with a perpetual smile and pleasant voice, equally ready to welcome visitors with a local brochure or glad-hand a local elected official. While some of that is certainly true, the primary role of a chamber of commerce - whether it’s one that focuses on a single community or an entire county - is to create collaborative partnerships that will support the community in measurable and sustainable ways.

A chamber of commerce is a voluntary partnership of business



County Chamber president, Ray Pucci and professional people working together to build a healthy economy and to improve the quality of life in a community. As a chamber works to accomplish these goals, it must be able to take on many



different functions: economic developer and planner, tourist information center, business spokesperson, economic counselor and teacher, government relations specialist, human resources advisor, and public relations practitioner.

A chamber of commerce is unique among community-based groups. It's not a service organization - at least not in ways that Elks, Lions, Rotary, or other formerly-known-as “fraternal” groups are service-based. A chamber's focus is local and its objectives of community development involve active participation by the business community. The goal is increasing the prosperity of communities within its service area. Chamber leadership believes that the surest path to stable and sustainable communities is through increased economic activity. “Commerce” is, after all, part of its name, and is certainly the primary part of its mission.

The way this goal is achieved is often through collaborative partnerships with other groups in the community or region and with government.

In Delaware County, we have
See **PUCCI**, con't on Page 11

YOUR FRANKLIN CHAMBER

By Marc Burgin

Franklin has seen a number of chambers of commerce come and go over the years. The most recent began with an informal meeting at Bennett's Funeral Home in December of 1979. Frank Millen, of Millen's Flowers and Gifts, organized the meeting. Then he began work on incorporation with Marc Hildebrand, whose law office in the village is now the Gone Local Marketplace.

In February of the following year, Marc Burgin (Burgin's Auto), Bill Kelsey (Robinson-Kelsey Department Store) and Jim Hyzer (Jim's Restaurant, now The Tulip and The Rose) signed the incorporation papers. Millen was the first president, and Burgin the first vice president. The mission statement was and still is: **To advance the economic, industrial, professional, cultural, and civic welfare of the greater Franklin area.**

Early goals included making Franklin more attractive to residents and visitors, promoting Franklin, and encouraging cooperation among local organizations. The logo for the chamber shows shaking hands to signify this cooperation. Its many beatification efforts in the village include flower barrels, benches, flags, and banners. The chamber also has encouraged others' efforts through

awards for the best summer gardens and best Christmas decorations. Chamber has promoted Franklin through a website (FranklinNY.org) and the distribution of maps and directories.

One of the most ambitious projects was the short-lived medical clinic in cooperation with the Delaware Valley Hospital of Walton. In the mid-1980s, the clinic was housed in the Franklin Methodist church.

In the early 2000s, the chamber organized a ride service for Franklin residents.



Although advertised in newspapers and flyers, there was not enough interest to maintain the service. Franklinites are quite self-sufficient.

From the beginning, the chamber has run the Big Buck contest each fall. Starting in 2001, we have made annual awards for business student, business, and person of the year.

Since 2014, the chamber has organized a revived New Old
See **GFCC**, con't on Page 11

FFL, continued from Page 1

enlarged and new fixtures will make it accessible for people in wheelchairs. The emergency exit at the rear of the Library will be enlarged and ramped for accessible, safer exiting.

Library Board members applied for and have been awarded a generous grant from The O'Connor Foundation to begin the rehabilitation of the bathroom and rear exit. The Library has also applied for a substantial grant from the New York State Library Construction Grant Program. Although results of our application won't be known until next June, it has passed several hurdles and hopefully will be successful.

The new entryway and

walkway will be located on the west side of the Library, and will not change the beautiful stone steps and grand entryway that we currently enjoy. Since 1931, the Library building has stood proudly on its hill, with its wide inviting stairway welcoming all to visit. Soon we will have an inviting sidewalk as well and a new entrance, to welcome everyone who needs a bit of assistance.

The Franklin Free Library looks forward to improving access for people of all physical abilities so they can make the most of Library resources, attend entertaining and educational programs, enjoy Game Night, and much, much more.



Photo by Steve Monoson

ECONOMIC DEVELOPMENT AND THE 2006 COMPREHENSIVE PLAN

By Don Hebbard

On October 10, 2006, the Town Board adopted a Comprehensive Plan for the Town of Franklin. This document was the result of months of work by citizens and town officials.

The stated mission: "To guide future growth and development within the Town of Franklin in a manner that respects the town's rural character, so that its unique sense of place is enhanced, its agriculture, historic, and natural resources protected; and its social and economic vitality ensured for years to come."

A lofty mission statement at the time, which should still be applicable today.

The Comprehensive Plan covered many topics: land use, natural resource protection, agriculture and farmland protection, historic preservation, community aesthetics, traffic, recreation, community service, watershed protection, and economic development. Assessment of the situation in 2006 was documented for each topic, and recommendations were devel-

oped for the future of each area.

One recommendation was that the Town Board appoint a "Comprehensive Plan Sub-committee to spend time each month reviewing progress on the implementation of the Comprehensive Plan and coordinating efforts with other entities when necessary."

Unfortunately, such a sub-committee was never appointed, and so, has never acted.

It is now 2016, ten years later. This article will address only the economic development section of the Comprehensive Plan. It asks: how have the recommendations proposed by the Plan been followed and implemented?

Below are the specific recommendations [Pg. 96 of the Comprehensive Plan, available on the Franklin Local website] and a progress report:

* Support small-scale industries within the town, such as dairy processing, small-scale tool and die, furniture production, research and technology, and industries supporting the arts and entertainment.

See **COMP**, continued on Page 11

IN THE KITCHEN

With Sue Avery

Millionaire's Shortbread

(From Kind Kyttock's Kitchen, Falkland, Fife, Scotland)

This recipe was jotted down in the lobby of a delightful small tea room in Scotland by the owner himself, after the cook refused to part with it.

The shortbread:

4 cups flour

3/4 cup confectioner's sugar

1 lb. butter (or margarine)

Mix together, press into a large pan and bake at 325° for 20 minutes. Cover with toffee, then with melted chocolate: see below.

The topping:

Melted bittersweet chocolate (as much as you prefer)

The toffee:

1 lb. butter (or margarine)

16 oz. condensed milk

1 1/4 cups confectioner's sugar

Bring to a boil and cook, stirring, over low to medium heat for 10 - 15 minutes. (Small flecks will appear as you cook. Don't worry. They will vanish.)

Pour the toffee over the shortbread when the toffee is cool and slightly solidified. Cover with melted bittersweet chocolate.

Hide some in your closet so you'll have it left for yourself!

MIRABITO SELLS BUT STAYS

By Brian Brock

In late August, Mirabito Holdings, Inc. sold its gas station in the Village of Franklin for \$1.3 million to SCF Reality Capital LLC -- see Recent Real Property Sales list, Pg. 20. Unlike the nearby National Bank of Delaware County, its signs will not be changing. Through a convoluted financial transaction, Mirabito intends to retain operation of this station while gaining ownership of many more gas stations.

Mirabito sold their Franklin station and others to finance the buying of thirty-one more stations: five in Pennsylvania and twenty-six in New York, including one in Bainbridge. For these Xtra Mart stations, it paid approximately \$40 million to Global Partners, LP of Waltham MA. (These are stations that Global bought from Warren Equities, Inc. in January of last year, flipping them for a nice profit). What is more, these stations will maintain their term sup-

ply contracts with Global Partners.

GP is the company that was embroiled in controversy with NYSDEC over expanding its rail-to-port terminal in Albany to handle oil from tar sands.

SCF was created by Stonebriar Commercial Finances of Plano TX. "Adding real estate financing and sale-leaseback capabilities to our capital solutions was the next logical step in the evolution of our company into a full-service capital provider," said president and CEO David Fate. Stonebriar provides creative financial solutions for middle-market and unrated businesses.

A sale-leaseback gained Mirabito the needed cash (sale) while allowing it to retain control of the stations (lease). In effect, it mortgaged some of its existing stations to expand its sales territory by almost half.

The Mirabito group of companies operates in eight states as various divisions, including: gas stations and convenience

stores, home energy products and services, natural gas and electric, truck repair, and wholesale energy products. Based in Binghamton, the company operates approximately seventy-five stations and mini-marts under the brands Convenience Express, Manley's Mighty-Mart, Mirabito, and Quickway Food Stores. The addition of the Xtra Marts will bring its total to one hundred and six.



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The new bed in the Village Park

Photo by Andy Bobrow

OUR VILLAGE PARK

By Jack Siman, Franklin Village Park Administrator

Recently, the Franklin Village Park was given 2.8 acres of fallow farmland abutting its east-southeast border. At the October meeting, the Village Board approved a plan to create trails on the property and to plant parcels of permaculture (self-sustaining food crops) along those trails. The land, which offers post card views of the village and its surrounding hills, already hosts a number of food-producing flora: one ancient apple tree (which I've been told is very fruitful,) a few young apples grown from deer droppings, wild grape vines and a stand of Jerusalem artichokes.

The project is planned to be financially self-sustaining, depending on grants, gifts and volunteer labor. At the entrance to the trails are four newly planted common junipers (*Juniperis communis*), the result of a financial gift. This juniper species produces the berries used by Navajos to flavor wild game, by central Europeans in dishes like sauerkraut, and as the flavoring for gin.

Nature generally presents itself in an aesthetically beautiful way, but it can grow messy at times. Although the goal is to disturb the land as little as possible, nature will be tweaked here and there by light maintenance: removing brush and thinning out overcrowded areas, creating water features and seating, and trail maintenance.

In addition, the Park has a new garden bed, below the stone wall to the left. Many thanks to Ken Langlieb, Dick Brower, the Franklin Garden Club and Diana Hall for helping me dig, plant and realize the plans.

Take a walk in our village park, and see it all for yourselves!

FCS GARDEN PROJECT

By Carla Nordstrom

Suzanne Patrick, fifth and sixth grade science teacher at Franklin Central School, was interested in using vegetable gardening to engage her students in a hands-on science project. Looking for ways to set up a school gardening program, she contacted Franklin resident Bob Miller, who had given a presentation on biochar to the Little Clover 4H group. Biochar is a soil enhancer created by burning plant matter into a nutrient-rich charcoal. Miller has been producing small batches of biochar, which a number of local gardeners have been experimenting with.

With biochar in mind, Patrick developed a program providing students with two vegetable garden beds, one as a control and a second that would include biochar. Patrick applied for a grant to fund the garden program, but when that was unsuccessful, she went back to Miller for ideas. Miller asked the Franklin Garden Club if they might lend support for this program. The club organized an autumn plant sale to raise funds, and

agreed to build two raised beds for the gardens.

On Sunday, October 2nd, a group gathered in the school yard to construct the beds. Bob Miller donated 6x6 rough sawn ash timbers and Jack Siman brought rebar to pin them together for stability. Patrick, her husband Shawn Patrick, Jerry Hebbard and Andy Bobrow spent the afternoon sawing and connecting the wood into raised beds. Don Hebbard came to the rescue when the drill bit broke and needed to be replaced.

Patrick's students researched what type of soil to put in the beds. They decided on a mixture of native soil, manure, and peat moss. In January, they will choose what plants to put into the garden, so there will be time to start the plants from seed. They also plan to give a presentation on the gardening project to the Board of Education on October 13th.



Volunteers laying out the new raised beds behind FCS.

Photo by Andy Bobrow

MONTHLY MEETINGS of FRANKLIN TOWN COUNCIL remaining in 2016

Meetings are held 7:30 p.m. on the first Tuesday of the month, except for November due to the conflict with election day.

November	9	Franklin	Budget hearing
December	6	Treadwell	

In Franklin, at the town garages
In Treadwell, at the firehouse

TOWN BUDGET

Supervisor raises salaries, cuts library funding

Staff Report

The tentative 2017 budget for the Town of Franklin spends \$1.90 million. To partially finance this, it needs to raise \$1.34 million in property taxes, an increase of 1.2% over this year's budget and just \$120 under the state-imposed soft cap.

Increases in allocations total \$13,350. Over thirty-six percent goes to the inevitable increases in Social Security and insurance premiums: \$4,850.

A few salaries (personal services, PS) increase a total of \$2,200: supervisor Taggart \$300 (7%), tax collector Ritz \$250 (8%), town clerk Ritz \$750 (7%), and superintendent of highways Laing \$900 (2%). In 2016, salary increases went to the four town councilman (2%) and superintendent of highways (2%).

As far as capital expenses (contractual expenditures, CE), supplies for the justice court increase \$300 (5%). Also in the highway accounts, general repairs increase \$6,000 (1%). In addition, \$7,500 moves

Franklin Town Budget



from machinery to equipment

The only decrease in allocations is for the Franklin Free Library of \$500 (25%), a savings of 0.03% in the total allocations.

With only small changes, the 2017 budget would be similar to that of 2016 with highway department receiving 68%, all other town accounts 20%, Treadwell light and water 1%, and fire district 11%.

This tentative budget was considered in an annual budget workshop at the council meeting in October. Despite this title, there was no actual work on the budget. Beforehand, this budget was prepared by Supervisor Taggart (chief financial officer) in consultation with Paul Warner (assistant CFO). At the workshop, Mr. Warner read only the changes from the 2016 budget. (If you forgot to bring your copy of this year's budget, then this was hard to follow.) After the supervisor made some remarks, the council approved this tentative budget without comment.

Copies are available from the town clerk. A public hearing on the tentative 2017 budget will be held Wednesday the 9th of November at 7:30 p.m. in the town sheds, intersection of routes 357 and 21. After this hearing, the council may approve this budget with or without revisions.

GET THOSE LIGHTS UP EARLY!

To encourage a brighter Franklin for the holiday season, the Greater Franklin Chamber of Commerce will revive the awarding of cash prizes for exterior decorations in Franklin in several categories, both traditional and original.

Date of judging TBA



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FRANKLIN



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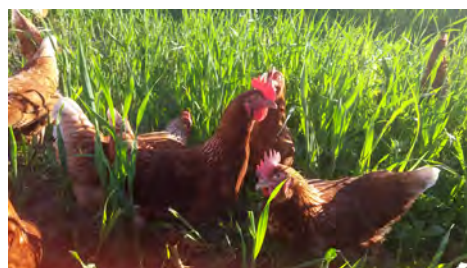
BABCOCKS, continued from Page 1
nity. This was a place we could put down roots.

Bryan and I planned ultimately to retire in Franklin. But even with our corporate jobs, we'd always had businesses on the side. It's an entrepreneurial habit, – you see a need and you want to fill it.

In 2007, we added a few rooms to the house for friends and family, and thought of opening a B&B to help pay for the renovations. We'd never operated a B&B, but liked the idea of sharing our home and community. City people might enjoy the peace and quiet of the country and the chance to feed and play with farm animals, help in the garden, and share thoughts on sustainability and animal welfare. We had small expectations: would anyone make the three-hour trip from the city? But there was renewed interest from city folks wanting to learn where their food comes from. Then, during our first season, *Good Morning America* did a fifteen-second feature on us as a top Eco Friendly Destination. After that, we stayed busy each season, hosting hundreds of families, and making life-long friends in the process.

Entrepreneurism is a way of life for many in Franklin. To make ends meet, we cobble together income from our hobbies, passions, or talents – often multiple endeavors at the same time. For Bryan and me, that included growing and selling blueberries, jams and jellies, and pickles. We sold them at

the Franklin Farmers' Market. We hoped one of these efforts would provide sufficient income, but with the seasonality of blueberries and the long shelf life of jams, it didn't seem likely. The game changer was the support of local business offered by our Oneonta Hannaford



store, and ultimately the Hannaford corporate office. In 2009, I went to the Hannaford with a few jars of jams and butters, and some home-made labels. To my surprise, they brought us in and introduced us to the still-mysterious retail grocery business. The next year, I brought a few half pints of blueberries: would the produce manager be interested? His corporate boss was there and suggested he try us out.

By 2008 our Bed & Breakfast was running at full tilt. One of our guests' most frequent comments was how delicious our eggs were. They'd want to take some home with them. But why should ours taste so much better? We learned that few of the brands available in grocery stores, even organic brands, encouraged their hens to go outside. And as anyone with backyard chickens will tell you, that makes all the difference.

So, starting again with our

Oneonta Hannaford, we brought in a few dozen eggs. When those sold well, we bought similar eggs from farms in the area, to be sold under our Handsome Brook Farm brand name. Soon, other Hannafords and then Price Choppers wanted them....and we grew.

Handsome Brook Farm is now a national leader in pasture raised eggs from humanely raised hens, most of the farms being organic. When we started, no one was talking about living conditions for layer hens. Now entire states and corporations are talking about it. The shift to cage-free is not far enough, but a very good start.

We now contract with over eighty farms throughout New York, Pennsylvania, Maryland, Virginia, North Carolina and Indiana, and



our Handsome Brook Farm Pasture Raised Eggs are available from coast to coast at over 5,000 stores. Still, what makes me happiest is to see someone buy local eggs at the farmers' market. We're there to fill in the gap when local eggs aren't available.

In general, there are tremendous resources in the area, and

tremendous opportunities for businesses to develop, grow, and thrive in Franklin. There are people committed to providing emotional and intellectual support, and one of the largest, most affluent markets in the world less than a four-hour drive away.

There are also challenges. Franklin desperately needs broadband internet to speed up download and upload times, and it needs to extend to all parts of Delaware County. Cell coverage desperately needs improvement. There is increasing opportunity and need for local, county, and state government to support the development of different sorts of businesses than they are familiar with. This will provide jobs, help keep Franklin residents in the area, and attract new contributing members of the community.

As things often do when entrepreneurial businesses grow, Bryan and I have moved aside, and are thrilled to have a leadership team in place to run the day-to-day sales and operations. We know our managerial limitations, and the business and customer needs have grown beyond us. We take daily pleasure in knowing that Handsome Brook Farm now helps provide a living income to over eighty small family farms...and knowing that the hens on those farms are humanely raised.

We do and will always love Franklin and be grateful to this community for giving us both roots and wings.

Dear Readers: Please welcome our new garden writer, Deborah Banks, loyal member of the Franklin Garden Club and creator of one of Delaware County's loveliest gardens.

GARDEN CRUSHES

By Deborah Banks

Some gardeners develop crushes on plant families or genera. After all, when you have found one plant you love that thrives for you, doesn't it make sense to see if it has interesting relatives?

I have loved irises, clematis, lilacs, campanulas, penstemons, primulas, ligularias, trilliums and more. Some of my crushes have been short-lived. When you live on a cold hill in upstate NY, it doesn't take long to explore the world of hardy daphnes. Most daphnes won't survive north of Philadelphia; some won't even venture north of Washington D.C. And my love of Japanese maples will always be unrequited, at least until global warming really gets going.

Some of my crushes have gotten me into trouble. I never dreamed

that sweet *Campanula lactiflora* could be related to a thug like *Campanula punctata*. My front garden is now a sea of *Campanula punctata* 'Cherry Bells', undaunted by my monthly ripping out of handfuls of this "cheerful and vigorous" plant, as one catalog described it. "Easy to grow," they said. All true, but they don't mention it longs to be the only plant in the garden.

Other troubles are budget and space related. It can be hard to find room for another three clematis species, when all your trees and shrubs are already festooned with vines. A creative gardener might turn to non-vining varieties, such as *Clematis integrifolia*, which grows only two to three feet tall and drapes artfully over nearby perennials. Or perhaps the answer is to plant more shrubs with which to pair your next clematis order. You can see how this line of

reasoning might lead to budget issues or even marital counseling.

Overall, having plant crushes can be a good thing. Your garden gains complexity as you add species. Layering multiple cultivars of a species into a garden bed can look fantastic. You can learn a lot while thumbing through plant catalogs and reading gardening books and magazines, seeking a glimpse of your beloved. And you may gain new friends near and far as you connect with other gardeners with similar loves, at plant sales and on-line gardening forums. That woman who just grabbed the last *Primula sieboldii* at the Ithaca garden fair might be someone you should get to know.

Some gardeners never travel far from their first crush, instead forming a deep, abiding and exclusive love. They join plant societies like the American



Some of many primulas in Deborah's garden

Primrose Society, the American Hosta Society, the American Rose Society or the International Carnivorous Plant Society. No matter what you love, there is likely to be at least one plant society to encourage you. These people attend national conventions, exhibit at flower shows and go on bus trips together to tour gardens. They share seeds, propagate, hybridize and name new cultivars after their

mothers. Some of them write books and are featured on TV shows.

Others of us are more fickle, moving from one obsession to the next. We like to think we have more interesting gardens (though my mother is still hoping that someday I'll come up with something I can name after her). The next crush might start innocently enough. It might happen when you notice that nice witch hazel in

See CRUSHES, continued on Page 14



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PET TALK

with Dr. Joan Puritz



Hello, readers!

It looks like summer is over as well as the fall, which makes me think of the season to be merry, eat and stay warm. So, since I just got home from an emergency and I'm eating dinner at 11 p.m., I think that I should talk about seasonal emergencies.

Most of us like to eat and many of us share what we eat with our pets. Much of the time our dogs and cats will be okay with a piece of white meat chicken or small piece of steak. What makes pets sick is grease: the drippings from the pan, the skin of the chicken or the fat on the meat. Or your dog gets into the garbage and eats the chicken/steak/pork bones, plus the foil or paper towels. We are often preoccupied with guests or clean up, so this may go unnoticed till the vomiting starts, then the diarrhea and dehydration. One of the most common illnesses I see right after the holidays are gastroenteritis, pancreatitis and obstruction.

Too often I get a call from an upset owner: their dog is sick. Much of the time, this can be medically managed and the dog

may not have to be hospitalized. But sometimes the dog is dehydrated or vomiting, or has severe diarrhea and will have to be kept on IV fluids and antibiotics. We might run blood tests to see if there is pancreatitis or liver problems. Pancreatitis is serious if the pancreas is badly infected. It may actually kill the dog or require almost a week of hospitalization.

Obstructions also occur when the dog or cat eats bones or foil from the garbage and cannot pass it. We will take a radio graph to help determine this, and may have to perform an exploratory to find the object and remove it.

These emergencies can be avoided by keeping the garbage where a pet cannot get into it, and by not feeding them bad stuff.

So, what was tonight's emergency? I saw a sugar glider that had gotten tangled up in string and the circulation to the end of the tail and rear foot had been cut off. I had to sedate him and remove all the string, cut off the tip of his tail and a few toes, but I think he will be alright.

Lucky little glider. It could have been much worse.



CONSCIOUS CONSUMERISM

By Patricia Tyrell

American society is a consumer society. By definition, a consumer society exists when people buy new goods, especially goods they do not need, as a demonstration of economic success and power, often encouraged by programmed desires and fears.

We are a people connected through, and divided by, our stuff. But this is not a story about getting rid of unnecessary things, or about greed, or even about how to live a "greener" life. This story begins with a familiar household object: a plastic fork.

A plastic fork has an eventful life-cycle. Born

beneath the ground as oil, our era's liquid gold, pumped great distances towards indistinct horizons, the fork is not yet a fork, but a formless blob with infinite potential, given man's creative ingenuity.

Upon arriving at the first of many destinations, our amorphous blob is refined, then processed into plastic polymer perfection. After taking its utensil shape via mechanical mold, the fork enters a deep packaging hibernation among thousands of others in boxes on shelves, in stockrooms, inside stores coast to coast, across continents.

Finally, purpose meets function at the next holiday-take-out-picnic-no-silverware-washing-situation. In every hand and mouth in the room. Responsible for guided delivery of the sweet and the savory. The plastic fork is supreme.

Then it is discarded as waste. Its true function: to be disposable, lurking and haunting grassland ghostlands for eons. But the fork doesn't know this, the fork doesn't know how far it came to be tossed so care-

lessly back into the dirt. It's just a fork.

But now, you know something of its story.

The fact is, all the stuff we buy has a life-cycle beyond what we give much thought to.

Being country-folk, we laugh at rumors of urbanites who naively proclaim revelations of milk's bovine origins. Yet most of us have little idea where the milk actually goes or what happens to it when it leaves the animal, other than it ending up in a milk carton in the

dairy cooler somewhere.

Where does this disconnect between production and purchase come from?

Think about it. How often do you find yourself buying something as you wait in line just because it's there? Or spending \$3.00 more to save \$.75 (or \$100 to save \$20) because there was a sale? Have you ever tried to imagine the faces of the people who pick the potatoes you eat? Or wonder where the freighters delivering the 52" TVs hail

from? The ripple effects of our consumption patterns are far reaching, creating invisible connections to the people, places, and practices that produce the things we covet.

And, what we buy says more about our programming and our habits than about our values, for better or worse. How many of us ask ourselves why we buy the things we do? How much thought do we give to all the effort going into keeping us wanting stuff we really don't need, or to the resources expended to convince us we need it. We accept that we do what we do, because that's what we do.

See **CONSCIOUS**, continued on Page 17

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GLOBAL WARMING?

By Robert Lamb, A.K.A. "The Waterman"

It was to be a glorious summer for my grandson and me. At sixteen, it was time for his first Alaskan wilderness fishing trip. Time for him to see the world without his i-Pod and game box. We were to visit many of my secret fishing spots, away from the crowded public favorites, places where I knew there would be fish. I wanted to introduce him to the fine art of fly casting for salmon.

Fishing for spawning salmon in the clear tributaries that feed the mighty glacial rivers of Alaska is a game of spot and stalk. There are five species of salmon there, and you can often find several running together, which makes for great fishing. The idea is to find small feeder streams unknown to the average tourist. Once you see a salmon making its way upstream, you cast a bright-colored fly ahead of it, hoping it will float into its gaping maw. The salmon rarely bite the fly because they are no longer feeding. To a novice, it seems a frustrating way to fish but once mastered it makes for a good day of fishing, if the fish are running.

For the last two years, Alaska has had warm dry winters followed by dry warm summers. This was terrible for salmon. Either global warming or El Nino is having a dra-

matic effect on the returning salmon. Water temperature and the stream flow both affect the viability of the salmon eggs. Salmon need cold, clear-running streams in which to spawn. If the water is too warm or there has been too little rain to keep up a good flow, the salmon will wait to make their upstream run. As a result, many fish use up their energy waiting for the right conditions, and die before spawning.

In one of my favorite small streams, where I often caught pink, silver and chum salmon as well as rainbow trout, there were no fish to be found. There were no carcasses left by bears and there were no spawn beds. The water was low and very warm, more suited for panfish. In another of my favorite spots, the few returning King salmon were already so stressed from the low water and high temperatures, I doubt many survived to procreate. I saw children swimming and people wading in shorts while fishing streams that in the past were so cold, they would take your life if you fell into them. The silver salmon that are so popular because of their fighting spirit and wonderful flavor hardly made a showing.

In two weeks, we traveled hun-

dreds of miles and fished dozens of rivers and streams and everywhere we went, the story was the same. During the last week of August, the pink and chum salmon started moving upstream but the silvers, kings and sockeye were conspicuously absent in any numbers. There was no lack of fishermen trying to put a fish or two in the freezer. When someone did manage to land a silver, there was much joy and congratulations from the watching crowds.

So I wonder how much of an affect global warming had on this past fishing season. Could other factors be contributing to the decline of returning salmon? Do the gargantuan plastic garbage patches now floating in the Pacific have an impact? How many salmon are killed and thrown overboard as bycatch on the giant cod trawlers? Cod trawlers haul in massive nets filled with up to one hundred fifty tons of fish several times a day. Their bycatch fish are not on their permit and are therefore thrown

back. What about the purse netters that lay out huge nets and catch whole schools of migrating salmon? These boats, while tiny compared to the giant cod factory ships, take millions of pounds of the returning fish. Then there are the beach nets, personal use dip nets, sea mammals and sharks all taking their share. Could it be that someday there will be no returning salmon? No fish to feed the bears and eagles? No fish to fertilize the stream banks? No fish to come to Alaska to fish for?

Global warming may be the fantasy of scientific minds or it may be our true future. I do not know. What I do know is that, aside of changes to the atmosphere, man is having a massive negative effect on his environment by draining the seas of its resources and polluting it at the same time.

I can only hope that there are still some fish around when my grandson takes his grandson fishing.



FOCUS ON ENERGY

TALKING WITH THE OTHER SIDE

TAXING CONVERSATIONS

By Stuart Anderson

No, this not about the government finding yet another way into your pocket. I mean "taxing" in the sense of tiresome and quite possibly exhausting, and conversations in the category of "I can't believe the speaker thinks like this."

About a year ago, in response to some questions I submitted to NYSERDA, I was put in contact with a young staffer in the Public Service Commission's Department of Public Service. I'll call him 'Alex.' We met over lunch in downtown Albany for nearly two hours. He knew essentially nothing about the controversy surrounding the Constitution Pipeline and the Franklin compressor station.

"What's wrong with compressor stations?" he asked.

Despite living and working in a highly politicized environment, Alex was failing to keep abreast of the political machinations in motion all around him. He asked lots of questions and made insightful follow-ups, and did much more listening than talking.

Our next meeting, a couple of months later, was on the Concourse for a quick lunch. In September I attended a PSC hearing in NYC that Alex organized. He's bright, focused, and articulate, and runs a good meeting.

A few months later, I emailed him a link to a newspaper article comparing gas drilling attitudes in NY and PA in the wake of the Northeast Energy Direct court decision. His reply made it plain that Alex did in fact apply great energy to political thought, and in directions I could not have predicted from our many previous conversations. Some excerpts from his response:

"...government has used its monopoly on the use of violence to bar the expansion of pipeline capacity. These politicians and their goons have put their jackboots on the throats of those trying to build infrastructure, thereby artificially constraining the vital supply of energy."

"...By prohibiting the development of this infrastructure, the government's so-called environmentalists are forcing customers to pay artificially high energy prices."

"...would environmental activists find it more desirable to have central planners force the peoples of New England...to abandon their civilization and migrate to warmer climes where they'll no longer need to consume fuel to keep from freezing to death? Keep in mind that they are, ultimately, the ones with the guns in our ribs."

At first I thought he was pulling my leg, or using me to help him develop reasoned responses to such poppycock. So, I kept a civil tongue and replied as truthfully as I could:

"...the NED court decision hinged on established law that prohibits electric utility customers from being billed for non-electric investments (such as gas pipelines)."

"...increasing gas storage in MA would be a much smaller and more cost-effective method for solving their infrequent supply constraints but...storage facilities offer gas companies fewer...profits."

"...The corporate tycoons realize that good things don't last forever, and mounting scientific evidence for human-induced climate change is casting a pall over the long term prospects for fossil fueled profits. These execs did not climb to the tops of their corporate pyramids by being stupid; many are secretly acknowledging the handwriting on the wall by scurrying to find new profit-enhancing angles to exploit (like getting electric ratepayers to guarantee the profitability of natural gas pipelines!) Those with deeply committed capital are, naturally, fighting a rear guard action, trying to preserve whatever wealth they can; many are, at the same time, hedging by quietly shifting new investment monies into non-emitting technologies (look up Exxon's solar programs.) When the fossil fuel elite have moved sufficient capital into renewables, and

hard on the heels of some climate-induced megadisaster, the rhetoric will make an astonishing about-face, and carbon taxes and emissions limits will suddenly come into vogue... energy system profits will flow in large part to the same pockets that they go to today."

In a quick response via email, Alex was willing to concede that the MA decision was correct, but he continued to espouse absolute distrust of government and absolute faith in the ability of markets to deliver everything that society needs:

"...I do not believe profit should be demonized. Profit, in the absence of government intervention, reflects how well one is serving his fellow man."

"...The unhampered marketplace is the most efficient regulator humanity has ever known. In a voluntary market setting, the only way to eliminate opponents is to out-compete them; that is, to serve the customer better than any competitor. Benefiting mankind, in the absence of government coercion, is the only path to earning profit."

"...I don't disagree with your statement that 'mounting scientific evidence for human-induced climate change is casting a pall over the long term prospects for fossil fueled profits'. I do, however, disagree with the use of the word 'scientific evidence' in that statement; 'political consensus' is a better fit."

So, young Alex has not been following the Epi-Pen pricing fiasco, and is blissfully unaware of the history of coal mining, steel production, railroads, and the oil and gas industries of the past 150 years in America....an America which, to a large extent, has let capitalism run amok over the lives of hundreds of millions of common laborers and small investors, with negligible government interference. And to top it off, Alex believes climate change is a political rather than scientific issue! Oy!

I only gained the trust of this young man because I resisted the temptation to expound upon the ridiculousness of his positions. I

See TALKING, continued on Page 15

FRACKOPOLY

The Battle for the Future of Energy and the Environment

By Wenonah Hauter

The New Press, New York
June 2016, 346 pages,
Hardcover \$27.95

Review by Tammy Reiss

Every American voter should read *Frackopoly*, since nothing scares Wall Street, corporate lobbyists or corrupt politicians more than a well informed public. *Frackopoly* is a powerhouse of in-depth history and information that will enlighten any American who cares about their country and its environment.

The book shows how the United States became one of the largest carbon and methane producers on the planet, noting that our industrialized nation is at an historic crossroads as to how to continue powering our electrical grids. Current regulations favor gas-fired electricity plants and pollution trading schemes that benefit Wall Street instead of a community's clean air, water and soil. A better future exists by keeping fossil fuels in the ground, not by compromising with polluters. Hauter says that it is crucial for all of us to get involved with reshaping our energy future.

The author is the founder and executive director of Food and Water Watch, a watchdog group focusing on corporate and government accountability. It was the first national organization to support a ban on hydraulic fracturing, or

fracking.

But thanks to the oil and gas industry's bought scientists and environmental groups, natural gas - even fracked gas - continues to be viewed as environmentally beneficial. Given the deregulation of natural gas and large utility companies, the exemption of fracking from national environmental laws, the 2015 lifting of the ban on oil exports, and the passage of the Federal Clean Power Plan, without a dramatic change in energy policy, the outlook is bleak.

Frackopoly also tells the story of a growing number of Americans who work hard to expose the destruction caused by the fossil fuel industry. Voters demanding a clean environment are changing the conversation and in some cases the law, so that electricity is seen as a resource to be used judiciously, not deregulated for maximum profits to a few.

The author's core message: "A mass movement with the political power necessary to create a truly sustainable energy future is needed if we are to survive."

Whether you are just getting involved, or have been fighting in the conservation trenches for years, you will want to read *Frackopoly*.

Tammy Reiss is a conservationist promoting energy efficiency and independence through renewables in the Marcellus Shale region of New York State.



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PIPELINE & ROUNDABOUT

Compiled by Brian Brock

Date? **PACE Legal Clinic** (representing STP,) sues FERC over its orders(?) concerning the Constitution Pipeline project in US Court of Appeals, 2nd Circuit, Albany.

July 13th **Federal Energy Regulatory Commission (FERC)** refers to its staff the NYSAG complaint of May 13th concerning illegal tree clearing by landowners with pipeline ROW.

July 22nd **Constitution Pipeline Company, LLC (CPC)** requests from FERC a two year extension on its deadline to complete the Constitution project.

July 26th **FERC** grants CPC extension of deadline for beginning to ship gas to 2nd December 2018.

July 28th **Earthjustice (EJ)**, acting for Catskill Mountainkeeper and others, requests from FERC a rehearing and rescission of its decision to extend deadline of Constitution project.

August 1st **NYS Attorney General (NYSAG)** files intent to move for dismissal of lawsuits by CPC against NYSDEC.

August 2nd **Williams Partners LP** files a Form 10-Q with the Security and Exchange Commission. Concerning the Constitution Pipeline:

- Current estimated cost of project has climbed to \$1.08 billion, of which \$0.39 billion has been spent.
- Earliest date for shipping of gas through pipeline is second half of 2018, and there is the possibility of “a prolonged delay or termination of the project.”

August 12th **NYSAG** requests rehearing of FERC July 13th order to refer his complaint to its staff.

August 29th **FERC** indefinitely extends its 30 day deadline for ruling on EJ request for a rehearing and rescission of its decision to extend deadline of Constitution project. Until FERC rules, EJ cannot move for judicial relief.

September 12th **FERC** indefinitely extends its 30 day deadline for ruling on NYSAG request for a rehearing of referral of July 13th.

September 12th **National Gas Supply Association** files an amicus brief in US Court of Appeals to deny petition by CM and others v. FERC of February 24, 2016 (16-345, -361).

September 12th **FERC** files a brief in response to US Court of Appeals, 2nd Circuit by CM and others v. FERC and CPC.

September 13th **EJ** files with US Court of Appeals, 2nd Circuit a corrected certified index of record in CM and others v. FERC.

September 19th **Natural Resource Defense Council** and others file an amicus curiae brief with US Court of Appeals, 2nd Circuit in support of DEC in the case of CPC v. DEC of May 16th, 2016 .

September 19th **Community Watersheds Clean Water Commission** file an amicus curiae brief with US Court of Appeals, 2nd Circuit in support of DEC in the case of CPC v. DEC.

September 26th **PACE,ELC** files brief in reply with US Court of Appeals, 2nd Circuit in CM and others v. FERC and CPC.

September 30th **CPC** requests from FERC permission to clear felled trees from the ROW in Pennsylvania.

October 13th **FERC** approves CPC request to remove felled trees in Pennsylvania.

OPT-OUT, continued from Page 1

panies for a “distributed” energy grid composed of multiple smaller generating facilities, rather than mega coal, nuclear, or gas-fired generators.

Energy companies began approaching landowners about construction of small solar electric generation systems in Delaware County. These would be commercial systems up to 20 acres in size. The *commercial nature* of these systems is what triggered a greed reflex in the Delaware County Board of Supervisors. These systems are small when compared to a coal, oil, or natural gas fired mega system, but *are commercial operations*, so the Board of Supervisors thought that commercial operations should be taxed. However, a twenty-acre solar farm must be installed in a location where the sun exposure is correct and electricity produced can be connected to the national grid. There are very few areas in Delaware County, fewer still in Franklin, that have the proper exposure, an electrical substation, and the local power lines capable to transmit the generated power to the grid.

What about tax breaks?

Locally many land parcels receive a tax break with the agricultural exemption for farm land in production and farm buildings, as well as forestry programs. There are numerous subsidies provided to agriculture in the U.S. Farm Bill. Ethanol production from corn used in gasoline is probably the poster child for agricultural subsidies. In the 13775 zip code alone, sixty-five local farms received over \$2.5 million in subsidies from 1995 to 2006. The fossil fuel energy industry in general enjoys a multitude of tax breaks and subsidies. These incentives are written into state and federal law, and funded by tax dollars, as part of public policy to encour-

age low cost food, maintain green spaces, and provide citizens with low cost energy options. These are **commercial enterprises**, providing food and fuel for a profit, and receiving tax breaks and subsidies.

Why is “Opt Out” a bad option?

By removing the tax exemption incentive, Franklin has driven any company planning to develop a solar farm in Franklin to look in other areas that allow the exemption. Thus Franklin has lost the tax generated from a high industrial assessment, like Amphenol in Sidney, versus a lower assessment like agricultural or vacant rural land. This has already happened with one potential solar site on Bissel Road in Franklin. Once informed about the Opt Out, the solar company was not interested, and will look at sites in other areas. Franklin has lost any tax dollars that would have been generated and the landowner has lost income.

The Opt Out law is moving in the opposite direction from state and national energy policy. It slows the adoption of renewable energies. This also effectively removes part of the incentives for residential and business owners to install private small net renewable systems. Is our Town Board more knowledgeable in energy policy than state or national politicians?

Opt Out will create inequalities and confusion between municipalities and school districts taxing real property. Some will tax, some won’t tax. Many properties lie in multiple taxing jurisdictions. It will also cause inequality in real estate taxation when taxing some commercial operations, but allowing tax exemptions on other commercial enterprises.


Why should some commercial enterprises be subsidized and given tax breaks in Franklin and not others? Why agriculture and fos-

sil fuel energy, but not renewable energy? I do not have an answer to those questions, and perhaps governments are so mired in the mud of partisan politics there are no answers.

It has been stated by the Franklin Board that we can always “opt


back in” by removing Local Law 2-2016. Now would be a good time to do that.

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GFCC, continued from Page 3

Franklin Day at the end of August, both to bring enjoyment to residents and to bring business into the community.

The chamber's good works are supported by a nominal membership fee (currently \$35), annual dance and auction, and the Big Buck contest. We have over sixty members. The owner of any business operating in or from

the greater Franklin area is welcome to attend our monthly meetings, usually on the last Wednesdays of the month. Locations of our meeting have migrated from business to business, recently at the Franklin Railroad and Community Museum and now at the Rich farmhouse.

Over the years, the chamber has had five presidents, five vice presidents,

and a number of treasurers and secretaries.

Last year was our 35th anniversary, making us the longest-running of the Franklin chambers. We marked this milestone by moving our annual meeting and awards dinner from the dark of winter in a distant restaurant to the light of summer and a grand view of our town at the Babcock's blueberry barn.

PUCCI, continued from Page 3

a County Chamber (that I lead as its president) and more than a dozen local chambers. While the Delaware County Chamber of Commerce is focused on such broader issues as legislative advocacy for county, regional, and state concerns, implementing a county and regional tourism promotion program, developing county-wide community development initiatives, and encouraging improvement to our economic conditions, our local chambers, such as the Greater Franklin Chamber of Commerce, look at ways to promote their communities, build local partnerships, and improve the outlook of residents. Our local chamber leaders are volunteers. Creating such events as Old Franklin Day takes huge effort and these chamber volunteers deserve our thanks, praise, and continued support. Their efforts create a patchwork of authentic community events that, in turn, become the many compelling stories we can tell to encourage visitors to make Delaware County a part of their vacation plans.

Our local chambers are on the front lines of business promotion. No one is better able to tell the story of Franklin than its chamber of commerce, and the same holds true across Delaware County. Each community is unique, and each story is best told by those who live, invest, and believe in that community.

We share their passion. We confront extraordinary challenges and often those obstacles are outside of our control or influence. But we have an incredibly productive workforce, great schools and colleges, a thriving arts community, unparalleled nature beauty, and a geographic location that puts us within two hours of the most prosperous metropolitan market in the world. So we have some pretty great reasons to be optimistic.

We are already seeing some very positive signs.

In nearby Sidney, several manufacturing companies have expanded or relocated. The local industrial park is nearly full. Plans for a redevelopment of Main Street may soon be implemented. In other communities, distilleries, cideries, and breweries are opening, using local products as the base of their beverages. Agriculture is more diverse now than it has ever been in the County's history, and producers are better connecting with consumers and markets in New York and around the country. Our local real estate market has improved, demonstrating that Delaware County remains a desirable destination for visitors and new residents.

Our tourism promotion program is showing successes, too. The levels of traveler engagement, as measured by website visits and action on our different social media platforms, have all increased significantly. Attendance at events has also increased. Even sales tax data, despite early predictions of decline due to the reduction in the price of gasoline, points to increased economic activity in the County.

To fully develop the Delaware County success story, though, will require all of us working together. Business owners, community service groups, residents (full and part-time), elected officials, appointed boards, and others have roles in building on our collective successes. We must continue to listen, learn, trust, respect, and collaborate. Through our actions and attitudes, we must also prove worthy of each other's trust and respect. Admittedly, this is not easy work. But, then again, the work of our chambers never is.

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COMP, continued from Page 4

In the last ten years, Franklin has added a few small businesses, specialty shops, and services like the Family Health practice. The Town has not developed any programs or promotions to encourage small-scale industry to start, expand, or relocate to Franklin.

* Support small-scale agri-business based alternative fuel (bio-diesel or ethanol) processing in Franklin.

The Town has not developed any programs or promotions.

* Work with Delaware County Department of Economic Development to support existing farming operations in the Town.

The 2014 Delaware County Agriculture and Farmland Protection Plan reported the loss of twenty dairy farms from 2007 to 2012.

Recently we have seen other dairies sell out, with about fourteen Franklin dairies remaining.

* Support the development of the Arts and Entertainment industry within the town, such as artist studios, antiques shops, bakeries, bed and breakfasts, greenhouses, restaurants, eco-tourism, and agri-tourism.

The Town has not developed any programs or promotions supporting these areas. In fact, the Town Board recently proposed a budget that cuts spending on the Franklin Free Library.

* Pursue a Main Street grant for the hamlet of Treadwell, or a joint application with the Village of Franklin, to fund Main Street building renovations within the Town's hamlet centers to strengthen the economic base of the town.

The Village of Franklin, not the Town, did apply and receive a Main Street Grant. Treadwell received nothing, and later lost their Post Office. Treadwell is solely dependent upon the Town Board and the Town did nothing to promote or maintain its businesses.

* Work with the Franklin Chamber of Commerce to develop a Farmer's Market.

The Comprehensive Plan recommended the Town and Chamber of Commerce work with Delaware County and/or Cornell Cooperative Extension.

When there was no action by the

Town, Ellen Curtis started, and still manages, the Farmers' Market with the help of Franklin Local and the necessary insurance is provided by the Chamber of Commerce.

* Pursue the designation of the roads associated with the Catskill Turnpike as a New York State Scenic Byway.

Designation as a NYS Scenic Byway would be a major boost to tourism and the related dining, housing, and service industries. There has been no progress in this area.

* Support efforts to improve infrastructure that enables the town's small businesses to remain competitive in the growing global market place.

The infrastructure improvements proposed here are high speed internet and reliable cell phone service over the area. The Town did install a cell tower with one provider. A second cell provider is scheduled to be added to that tower. However, the Town elected to locate the cell tower on town property at the Town Sheds in order to receive the income. This valley location provides very limited service to the area. An additional cell tower at North Franklin provides limited coverage, but the majority of Franklin has no cell service. High speed internet is still unavailable for much of Franklin, although some fiber optic cables are now being installed.

This is the 10th anniversary for the Comprehensive Plan. What progress has the Board made toward implementing its recommendations for the Town of Franklin's small-scale economic development?

Very little.

Meanwhile, the Board has effectively killed small-scale solar industry projects and discouraged residential and business solar by deciding to Opt Out (See Pg. 1 for more on this topic.)

Perhaps it is time to dust off the Comprehensive Plan from ten years ago, appoint a Sub-committee of concerned citizens under the Board's supervision, and actually work with other organizations toward revitalizing the economy of Franklin.

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NEW BOOKS TO ADD TO YOUR LIST

Reviewed by Lynne Kemen

Dear Readers, please welcome reviewer Lynne Kemen, sitting in for Jim Mullen. Lynne is a voracious reader, board member and loyal volunteer at the Franklin Free Library.

THE WATER KNIFE By Paulo Bacigalupi

THE DOG STARS By Peter Heller

The Water Knife by Paulo Bacigalupi brought to mind some of the natural resource issues which residents of New York State have been struggling with over the last several years.

The Water Knife is set in a not-so-distant future, deep in the throes of climate change. Long-term drought grips the American southwest. Water scarcity and a weakening federal government have led to vicious battles over water rights, legal and otherwise. As with the novel *Dune*, water has become

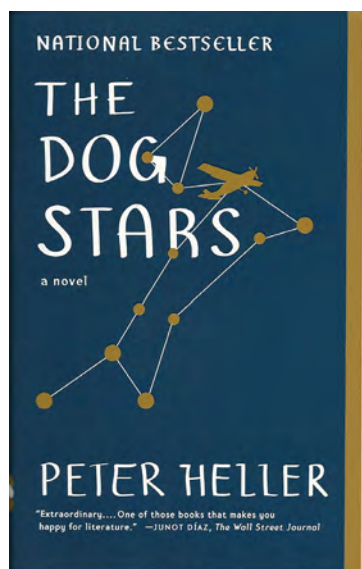
is a young Texas refugee who ends up in the wrong place at the wrong time when a murder and robbery occur. Eventually, the three must work together to survive. Think *Chinatown*, in terms of corruption, heat and atmosphere. Bacigalupi makes the reader feel parched, desperate for a cold glass of water. The violence and desperation of this world are not comfortable, but the book is engaging, and you care about the people trapped in that world.

Bacigalupi has won numerous awards for his science fiction. He notes that when doing research for this book, he learned that the water levels of Lake Mead and Lake Powell were at record lows. All SF begins with the question: What if? So, *what if* this drying trend keeps going? His book is a thriller, but also a warning call.

The Dog Stars by Peter Heller is also set in the near future, but in this case, a mass outbreak of an unspecified flu has wiped out most of the world's population. In the absence of civil law or authorities, the few survivors live solitary, defensive lives. Hig lives with his dog, Jasper, in the shell of a Rocky Mountain airport. He has lost his wife, has no surviving family or friends, but he does have a neighbor, the paranoid and trigger-happy Bangle. The two maintain a tenuous relationship based on the mutual need to protect their home from intruders. While they seem to merely tolerate each other, each has, in fact, saved the other's life many times.

The Dog Stars is a first novel, written by a naturalist. Heller's love and knowl-

edge of fishing, hunting and flying small planes enliven every page, as Hig relives memories of animals and fish now extinct as a result of climate change and the vast societal shifts due to the plague.



You would think a book with these themes would be depressing and dark. You would be wrong. There is love and humor on nearly every page.

Hig flies an old Cessna, patrolling his area and also a nearby community of Mennonites, who have survived the plague but have come down with a mysterious blood disease and live in self-imposed quarantine. Hig airdrops supplies to them, but cannot be in physical contact. When he flies out to pick up supplies, he is landing near abandoned stores and taking things off the shelves. These descriptions underscore the sense of isolation and loneliness.

On one reconnaissance flight, he hears a transmission that suggests there might be something better out there than his current existence. His exploration dramatically changes his life. The second part of the book deals with the need for meaningful contact with others and new definitions of Eden.

The Dog Stars is a beautifully written book, and I look forward to reading more of Peter Heller.

POEMS FROM BRIGHT HILL

curated by Bertha Rogers

Two Malaysian Pantoums by Bright Hill's Summer 2016 Literary Workshops for Kids participants. We were writing about creatures in nature; the pantoum lends itself to nature poems because its form includes repeating lines in different order.

The Monarch Butterfly Pantoum:

The monarch butterfly is as speckled as a leopard
The monarch butterfly's wings are as delicate as glass
Its nectar tube is like an elephant's trunk
The ears are good at hearing, like a dog

The monarch butterfly's wings are as delicate as glass
Its wings are like church glass
Its ears are good at hearing, like a dog
The church glass gleams like sea shells

Its wings are like church glass
Its feelers are as sensitive as a chicken's feathers
The church glass gleams like sea shells
It flies so freely, like a feather

Its feelers are as sensitive as a chicken's feathers
The monarch butterfly is as speckled as a leopard
It flies so freely, like a feather
Its nectar tube is like an elephant's trunk

— PerryLee Eubanks,
Treadwell, 4th Grade, Delhi CS

Cardinal Pantoum:

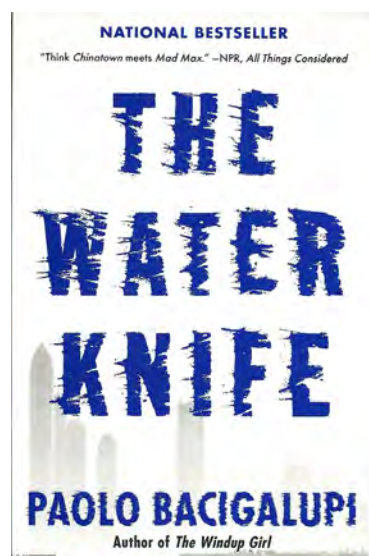
A cardinal shines like a ruby
He flies with grace and beauty
He wears a black mask
His beak is like the ripest corn

He flies with grace and beauty
He lands with the knowledge of an expert pilot
His beak is like the ripest corn
As he eats fat worms

He lands with the knowledge of an expert pilot
His tail gives him flair
His beak is like the ripest corn
In contrast to his dark cloak

His tail gives him flair
A cardinal shines like a ruby
In contrast to his dark cloak
He wears a black mask

—Carly Potrzeba,
Treadwell, 2nd Grade, Delhi CS



the currency. *The Water Knife* depicts a world of private armies, drones, helicopters, searchlights and ruthless lawyers.

Three main characters grapple in a violent world of haves and have-nots. Angel Velasquez is a Las Vegas "water knife." He "cuts" water for his boss, a woman who lives in a world of fountains and waterfalls. Lucy Monroe is after a story, a hardened journalist until a friend is tortured and murdered. Maria Villarosa

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MUSIC HERE AT HOME

By Jason Starr

One good thing about music/ When it hits you, you feel no pain.
- Bob Marley



Hey, music fans!
I don't get around much anymore, so I'm using the time-honored musical pattern of call-and-response to elicit some musical buzz for myself and, if this works, for some of you.

The call I'm putting out is: What music is doing it for you these days?

My own first response? "Live music!!!"

My second response would be "Benny Goodman!!!" I've been enjoying Pandora quite a bit lately. I say enjoying, but am I exploiting at the same time? It's a tough call to make, worthy of discussion, but for another NFR issue perhaps.

This past weekend, I was lucky to be able to play a lot of music, including Sunday at the final Franklin Farmers' Market of the season. But the night before, I played at



My band backstage

the Walton Theatre as part of the Walton Chamber of Commerce's Free-for-the-Community Variety Show. This is an event they've been doing for the past thirteen years and I got an unexpected musical thrill, courtesy of the Catskill Valley Wind Ensemble, who opened the show.

I sat in the second row with members of my band (we went on after the CVWE) and was delighted when the group started into a medley of music from James Bond movies. Pretty cool. Especially imagining the laser light show and

fireworks during *Live and Let Die* that the folks at the Walton Theatre would have done, I'm sure, if they could have.

Next came some music my buddy said was from *Phantom of the Opera*. Not familiar to me, but I just enjoyed the awesome sound washing over me, produced by thirty or forty well-trained musicians and their conductor.

And then they hit it. One of my all-time favorite openings of a piece of music: the *Star Wars* main theme. Not having a program, I was surprised, thrilled, excited, and just smilin' all over as they played this John Williams composition. I don't know the soundtrack well enough to tell you exactly what parts of the score made up their medley, but that music makes titles unnecessary. It perfectly expresses the fantastic adventures of the *Star Wars* movies, and the audience got to feel it that Saturday night in Walton.

I'll be looking out for the CVWE's performances so I can bring the family, and I'll be trying to line up the babysitters so I can take my wife out to a concert or two at the Walton Theater. They have a bunch of good acts lined up in the coming months, and it is a venue with really, really nice acoustics.

So, aside from the digitized, commercialized, beamed and streamed sounds of the Big Band era, the music doing it for me these days is music played live and in-person.

How about you? I'm putting out the call.

Get back to me at jason-starrvoice@gmail.com

Thanks for listening!

UpState Arts

with Charlie Bremer

Art, like love, is so perfectly weighted, it will always tip the scales. We want this. Art helps us ask the questions, helps us observe life through the eyes of another, through our own eyes. History tells us that art has existed since prehistoric eras. The most ancient records were limited by their durability, with architecture, painting, sculpture, and ceramics having the greatest longevity. Recent centuries secured the more vulnerable memory of sound: language, literature, theater, music. And with the industrial and chemical processes of the 19th century, photography, electricity, oil and plastic transformed the 20th. Now almost anything can be recorded and preserved.

square inches in our pockets, bridging us to a deep well of human knowledge, allowing constant connectivity.

Artistic skill and creativity are often referred to as a gift. The source of Art, like life, is not a commodity. We seek and need its authenticity. A new paradigm of commercialization is evolving, aiming towards the health of the environment and the well being of living creatures, coaxing us toward a better future. It needs our help. Each work created by hand has a new significance today and a vital role on the pathway forward.

I was raised in a deeply spiritual household with a keen appreciation for the natural environment and the creative

arts. This trinity of interest has stayed with me my whole life, from spirit to water, air and earth, into art. I am intrigued by how, as artists, we experience gestation in our studios, birthing new interpretations, shining new light on what all of us know already but in different ways. Our studios have morphed into vital reflective spaces. The notion of who or what serves as artist's model is an equally wide ranging consideration. Whether observed by eye or seen only through the mind, we hold the future as we fix the light, everything becoming our subject, every form becoming a verb.

It's late autumn. We are deep into the season of harvest in a fertile rich territory, and the twenty-

first century is moving ahead steadily. The beauty of cross-pollination is not limited to the botanical landscape. It is an active ingredient in our human minds. The reproductive practice of plants is mirrored by our own diverse imagination as we use interactive technology. We are growing new tools, learning new skills. We can access the wind.

Take time to look and listen closely.

See **LOCAL ARTS LISTINGS**, Page 15



Corn Sattva, by Charlie Bremer

The optic-audio wind that swirls around the earth today is mankind's newest tool. It is changing our communities, expanding our relationships and understandings, and engaging us in a social cross-pollination experiment on a global scale. The flow of time and information speeds up. Tradition and the past devolve and are reborn. We save images, melodies, ideas; we live in our cell phones, the sum-total of human scientific innovation expressed as a few

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ROCHMIS, con't from Page 1

of college, avoided Vietnam (the Army didn't want him), and took to the open road with a buddy in a rattletrap VW van.

Adventures included sitting by the road in the Yukon for three days when the van, inevitably, broke down, and snagging a fish cannery job in Alaska. By the end of the work day, Rochmis recalls with some mirth, he "stank pretty bad."

So how did a '60s hippie get

into the antiques business?

His adventurous streak, once again.

By the mid '80s, he had sown the proverbial wild oats, returned East and become a Registered Nurse, married Susan, a social worker and visual artist, had a couple of kids. By 1985, Rochmis and his family lived in Delhi village. One day, poking around in his back yard, he came across a blue glass bottle, circa 1930, sticking out of the earth.

Then another and another. Soon he had a collection.

"I got into it," says Rochmis. He began going to auctions and renting display space, first in a bygone movie theater in Margaretville, then at the back of a Delhi health food store. He called his business Will E. Dicker.

"An antique," Rochmis decided, "was whatever you thought it was. I would see something I liked, that nobody else cared about, but I thought was great stuff and would appeal to people."

That eclectic taste pervades the Franklin shop, filling about 2,000 square feet of a building bought by

Rochmis in 2004. The painted metal tiger once adorned a miniature golf course - the golfer would putt between the tiger's legs. The eel spear (since sold) belonged to a man who catches and smokes eels in Hancock, NY.

A discovery of which Rochmis is particularly proud occurred in 1998, when, at Lettis Auction, he came across rough wood carvings by an untrained artist named John Byam, who had spent most of his life in a trailer park owned by his parents. Using scrap wood, Byam had carved hundreds of "crude but complicated" figures that "blew my mind," says Rochmis.

He bought the whole lot and kept them, unsold, for years, until, in 2012, a friend saw them and organized an exhibit of the 82-year-old Byam's work at SUNY Oneonta. That led to an exhibit at a Manhattan gallery specializing in "outsider art." Byam's carvings sold for several thousand dollars apiece.

For Rochmis, the real reward was the pleasure of seeing his instincts validated and Byam's work appreciated. He is the first to say that his and Briggs' shop does not have a commercial attitude. The most Rochmis has ever received for an antique, he says, was \$2,500 for a corner cupboard. He had bought it for \$100.

Indeed, Rochmis describes the business as "one step above selling on the sidewalk." Potential customers wander in and out - the popularity of the Tulip and



The resident guard tiger

Rose restaurant, across the street, draws browsers to both Franklin Durable Goods and Blue Farm Antiques, several doors down Main Street. But it's the rental apartment on the second floor of Durable Goods that pays the taxes and insurance.

Rochmis seems to like it that way. Retired now after seventeen years at Oneonta's Fox Hospital, where he worked as a nurse in the psychiatric unit, he lives with his wife on a former dairy farm near Treadwell. He relishes the beauty of upstate New York and the pleasure of buying quirky items that he knows someone, someday, will want.

"It's what I'm doing with my life," he says. "Be it ever so humble."

Photos by the author



Rochmis, Briggs and friend in their store

CRUSHES, con't from Page 7

your neighbor's front yard. Perhaps your cherished magnolia dies from rabbit damage and your search for a replacement turns up forty possibilities. Or you visit local gardens during the West Kortright garden tour and are fascinated with one homeowner's large collection of water lilies.

You could also actively seek out your next crush. Maybe you buy a garden magazine because it has an article on the new coreopsis cultivars being trialed at the Chicago Botanic Garden. You visit the Brooklyn Botanic Garden when the tree peonies are in bloom to research varieties. Or you spend your evenings online reading the wealth of information in garden blogs.

However it starts, at some point you will wind up por-

ing through those glossy plant catalogs that are now arriving in the mail. And doing google searches to see who is offering the varieties you read about in Horticulture magazine. Before you know it, you are staying up late so you can order more allium bulbs when Van Engelen has their late fall clearance sale. Or you have decided to start thirty varieties of primula from seed and put them outside in their little plastic seed trays for a few weeks of freezing and thawing to encourage germination. You find yourself doubling the size of your garden so you can add all the witch hazel varieties you found at the Broken Arrow nursery website. You own nineteen books on roses and are looking for more.

Heaven help you! You have a crush!



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- * Poetry Out Loud for High-Schoolers, (National Recitation Program)
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- * Word Thursdays Readings, 7 pm, Thursdays,
Nov. 10, Feb. 23, Mar. 23
- * Special Veterans Day Readings & Workshops Event
Saturday, Nov. 12, 10 am - 5 pm
- * Celebrating Emily Dickinson, Great American Poets Day
Saturday, Dec. 10, 10 am - 5 pm
- * Winter Literary Workshops for Kids - "Who Has Seen the Wind"
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LOCAL ARTS LISTINGS:

Interested in new and experimental art in a collaborative community setting? Check out **BUSHEL**, a new and evolving nonprofit storefront in Delhi, NY, offering exhibitions, performances, screenings, discussions, meetings, pop-up micro-shops, and more. Sign up for their e-mail announcements of upcoming events. 84 Main Street, Delhi, NY 13753. <http://bushelcollective.org>

GIVE THE GIFT OF ART.

Many of our regional galleries will host group exhibitions of small works during the holiday season, including MURAL, Cooperstown Art Association, Roxbury Art Center, CANO, and the Cherry Branch Gallery - shop for that special gift, support local arts at the same time. See the listings below and check their websites for more detail.

Upcoming Exhibitions:

November 4th, 5-8 p.m., opening: Charlie Delta Papa Papa Romeo: 5 artists from Minnesota, CANO, Oneonta NY, thru Nov. 20th.

November 5th, 2-4 p.m., opening: Feast Your Eyes, group show, MURAL on Main Gallery, Hobart NY thru Dec. 18th.

November 6th, 3-5 p.m., opening: One Ground Beetle, a collaboration; poet Melody Davis & artist Harold Learner, Word & Image Gallery, at Bright Hill Literary Center, Treadwell NY thru Nov. 26th.

November 10th, 5-7 p.m., opening: Porkopolis, works by animal rights activist Sue Coe, lecture at 5:30 p.m. in the Hamlin Theater next to Gallery SUNY, Martin-Mullen Gallery, Oneonta NY, thru Dec. 20th

December 9th, 7-10 p.m., opening: Astrid Nilssen, Ineke Fredrikson, at Michael Stolzer Fine Arts, Oneonta NY, thru Dec. 30th.

November 11th, 5-7 p.m., opening: Holiday Gift Show, large group exhibition, Cooperstown Art Association, 22 Main St. thru Dec. 23rd.

November 19th, 4-6 p.m., opening: Small Works Exhibition, holiday group exhibition, Roxbury Arts Center, Roxbury NY, thru Jan. 7th.

December 2nd, 5-8 p.m., opening: ARC Main View Holiday Gift Show, CANO, Oneonta, NY, thru Dec. 18th.

December 3rd, 5-7 p.m., opening: Holiday Market, group exhibition, Cherry Branch Gallery, 25 Main St. Cherry Valley NY thru Dec. 22nd

December 4th, 3-5 p.m., opening: LEGO, part of Treadwell Community Improvement Club's Kids LEGO program, Word & Image Gallery, at Bright Hill Literary Center, Treadwell NY thru December.

January 8th, 3-5 p.m., opening: 25th Anniversary Celebration: books and posters from Bright Hill, Word & Image Gallery, at Bright Hill Literary Center, Treadwell NY thru March 2017

January 19th, 5-7 p.m., opening: Local Heroes, Janet Erickson, SUNY Project Space Gallery, Oneonta NY, thru March 17th.

January 26th, 5-7 p.m., opening: Parisi and Davis, SUNY Martin-Mullen Gallery, Oneonta NY, thru March 17th.

Bright Hill Press, Word & Image Gallery, Treadwell, NY: <http://www.brighthillpress.org>

Bushel, Delhi, NY: <http://bushelcollective.org>

CANO - Community Arts Network of Oneonta: <http://www.canoneonta.org>

Cherry Branch Gallery, Cherry Valley, NY: <http://cherrybranchgallery.com/>

Cherry Valley Artworks, Cherry Valley, NY: <http://cvartworks.org/>

Cooperstown Art Association (CAA) Cooperstown, NY: <http://www.cooperstownart.com/>

Fenimore Art Museum, Cooperstown, NY: <http://www.fenimoreartmuseum.org/>

More Art Space (MAS) Oneonta, NY: <http://moreartspace.com/>

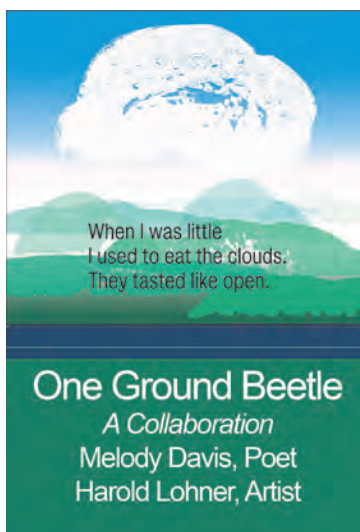
Mural on Main Art Gallery, Hobart, NY: <http://www.muralartgallery.org>

Roxbury Arts Group (RAG) Roxbury, NY: <http://roxburyartsgroup.org/>

Smithy Center for the Arts, Cooperstown, NY: <http://www.smithyarts.org>

SUNY, Martin-Mullen Gallery, Oneonta, NY: <http://www.oneonta.edu/academics/art/gallery/gallery.html>

Walton Theater, Arts in the Parlor, Walton, NY: <http://waltontheatre.org/arts-in-the-parlor/>



The ESSAY: (See Page 2)

EVERYONE GETS A LITTLE GOU-GOU SOMETIMES

Last summer, I visited an art show in the sleepy town of Treadwell, NY.

It was the kind of day that could be captured in a coming of age novel set in the rural south. The sky was clear with whispers of white drifting across the horizon. The car was full of friends carelessly laughing. Earnest signs lined the road, transforming family homes, barns and garages into temporary art galleries. Every few blocks, a church group, PTA or Elks Club offered homemade pies, hot-dogs, iced tea, and other goodies that could cause even the most unpatriotic pause to pledge allegiance.

I sipped a cool beer and walked from house to house, charmed by the people, the smells, the wildflowers sprawling without apology. I don't even like beer, but a small child handed it to me as I entered a back door and who can resist a small child handing you beer?

On this picture-perfect day, a gray cloud hung over my head with a sixty percent chance of rain. It loomed despite my efforts to dodge it, trick it, and tell it to go away. I tried to reason with it, figure out why it was there, what it needed, and if it was willing to negotiate. It wasn't. After a while, I forgot about it enough to enjoy the day.

Somewhere along the way, in a dimly lit dining room, a series of paintings caught my eye. On about a dozen canvases, a boxy creature looked at me

with neither joy nor sadness. Maybe he was a he, maybe a she. Sometimes he had a body, sometimes he didn't. The simple line that made his mouth was at once unmistakable and unidentifiable.

The artist, Edmond Rinnooy Kan, had a pleasant accent that I couldn't quite put my finger on. As I remember it, he was dressed in all black and wearing a beret, but that could be wishful thinking. We discussed this little creature named Gou-Gou. He talked as if he did not create Gou-Gou, but as if Gou-Gou found him—a theory that I support.

"Gou-Gou is always shy, uncomfortable, detached and out-of-place. He is not unfriendly, but not friendly either. Neither is he happy nor unhappy. He just has a hard time relating to anything."

Edmond gave me a print of a crowd full of Gou-Gou's. I thanked him and examined it.

So much Gou-Gou.

It reminded me of feeling incredibly lonely in a big city—I feel bad for feeling lonely because there are so many other people around, but I just can't help it—I don't actually know any of them and they don't actually know me. We don't share any inside jokes or meals. They won't take care of me if I'm sick and I won't call them if I overhear something funny.

What's worse is sometimes when I am around the people I love the most, I still feel that loneliness. We can share moments, but we cannot share the feelings we can't quite peg, the images in our brains, or the dreams that don't actually make any sense.

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taxing conversation, one that, like a root canal, is still going on. Alex is a bright boy and I still have hopes for him - meanwhile, I'm learning a lot as I study the twists and turns of his logic.

Of course not all taxing conversations are worthy of continuation—your first responsibility is to maintain your own sanity, and you cannot do that arguing with a dunthead. But with a young adult who has simply watched too many Vote-4-American-Energy ads on television, it is a conversation worth having, as you may restore their sanity and buttress it with facts, even influence their voting for decades to come. Keep calm. Stay informed. Your chance to provide the sane half of a conversation may come when you least expect it.

Stuart Anderson's issues crop up, blossom, and fade—reproductive rights, environmental protection, planning and zoning, climate change, our energy transition—but his goals remain the same: a just and equitable, logical and compassionate, sustainable world for today and future generations.

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TAXING, continued from Page 9

ignored the rhetorical bait and instead offered reasoned and informed rebuttals to his conjectures. Had I flown off the handle at the first signs of wackiness - government goons, jackboots, etc. - I would have missed the opportunity to engage in a very

There are 24 radio stations that may be within distant listening range of Franklin, New York.
(42° 20' 26" N, 75° 09' 57" W)

Call Sign		
Frequency	Dist./Signal	City
Format		
WSQN		
88.1 FM	19.0 mi.	Greene, NY
Public Radio		
WCIJ		
88.9 FM	9.0 mi.	Unadilla, NY
Christian Contemporary		
WSKG		
89.3 FM	44.3 mi.	Binghamton, NY
Public Radio		
W213BL (WMHR)		
90.5 FM	7.0 mi.	Oneonta, NY
Religious		
WSQC		
91.7 FM	8.5 mi.	Oneonta, NY
Public Radio		
WDLA		
92.1 FM	14.8 mi.	Walton, NY
Country		
WKXZ		
93.9 FM	20.4 mi.	Norwich, NY
Hot AC		
WBKT		
95.3 FM	18.9 mi.	Norwich, NY
Country		
WTBD		
97.5 FM	13.0 mi.	Delhi, NY
Adult Hits		
W250BE (WCIJ)		
97.9 FM	7.0 mi.	Oneonta, NY
Christian Contemporary		
WHWK		
98.1 FM	44.3 mi.	Binghamton, NY
Country		
WAAL		
99.1 FM	44.7 mi.	Binghamton, NY
Classic Rock		
WDHI		
100.3 FM	16.9 mi.	Delhi, NY
Oldies		
WCDO		
100.9 FM	10.8 mi.	Sidney, NY
Adult Contemporary		
WZOZ		
103.1 FM	7.4 mi.	Oneonta, NY
Classic Hits		
WSRK		
103.9 FM	8.5 mi.	Oneonta, NY
Adult Contemporary		
WBNW		
105.7 FM	44.9 mi.	Endicott, NY
Top-40		
WHEN		
620 AM	73.4 mi.	Syracuse, NY
Urban Contemporary		
WINR		
680 AM	38.5 mi.	Binghamton, NY
Country		
WDOS		
730 AM	11.5 mi.	Oneonta, NY
News/Talk		
WGY		
810 AM	66.6 mi.	Schenectady, NY
News/Talk		
WKAJ		
1120 AM	51.5 mi.	Saint Johnsville, NY
Classic Hits		
WDLA		
1270 AM	14.8 mi.	Walton, NY
News/Talk		
WCDO		
1490 AM	11.1 mi.	Sidney, NY
Adult Contemporary		

Mileages show the distance between the station and Franklin, New York.

You’ve been waiting for three excruciatingly long months, and now at last, here it is...

MURDER AT THE FARMERS' MARKET!!

When the ‘Septic Sam & Son’ truck pulled into the driveway of the metal warehouse, Wilson’s dog had jumped back into my arms with his butt against my chest and his nose pressed to the window.

Somewhat embarrassing.
The two men climbed down out of the truck, glanced at us, shrugged, and went to work. Son turned to the back of the truck, uncoiling large lengths of heavy hose while Sam knocked on the door. As the door opened, Son handed Sam the hose which he dragged into the building. Son stood by the truck shaking his head. The septic tank was underneath the warehouse.

We turned back to the window and watched Sam drag the hose across the room to the folding doors of a closely closed clothes closet. He threw open the folding doors, then waved his hand in front of his face, fighting a powerful stench. That would be methane. He dropped to one knee and quickly fed the hose down the hole in the floor. Just as quickly he returned to the truck coughing and cursing. Son threw the pump levers and the hose began to quiver and shake with the powerful suction. We heard Sam tell his son that there was no tank, only a stone-lined cistern that may have originally been a well. He said that the depth of it had to be awfully close to the town water table that everyone drew from for everything.

This is fun, I said, as we peered again into the window. Dog growled something that sounded a lot like, ‘just wait’.

The tall blond guy walked over to the worktable to replay the Eurovision tune and pulled out a cigar.

‘Time to go,’ I said, dropping Dog to the ground.

We walked out the driveway past the truck as fast as we could, hung a left and headed back toward the diner.

Suddenly a great muffled explosion sounded behind us and we turned to see a large black cloud rising from the warehouse.

This story is mostly true. Except for the part about the dog.

It was quite disconcerting when the hummingbirds disappeared in the middle of the summer. So much fun to watch. But suddenly they were gone.

For the next month solitary hummingbirds would appear in the air for an instant and then disappear again. Just a flash.

It was then that we realized that someone had put coffee in the hummingbird feeder and the poor little things had entered hyperspace.

There has to be a Murphy’s Law that describes unavoidable compounding of assaults on one’s personal integrity.

The veterinarian required stool samples from both of my dogs before he could prescribe treatment. Having carefully gathered their latest in two separate plastic bags, I set off for the animal hospital in the truck.

It broke down halfway there.

There I was hitchhiking on the side of the road with not one, but two bags of shit hoping that whoever was kind enough to pick me up would not ask what was in

the bags.

It took me three rides and luckily, no such questions to get to the vet.

The first driver made light conversation about the weather until we discovered someone we knew in common.

The second driver talked about her job, something I knew something about, and well into the conversation, she offered me a job. We exchanged contact info and parted.

The third driver I recognized as a waitress at my favorite restaurant. We talked food, especially desserts, and were laughing when she dropped me off.

Good so far.

Unfortunately, when I finally met with the doctor, I could find only one bag.

So which of the first two drivers will I never hear from again? I may have to find a new restaurant.

Murphy indeed.

Casually walking back to the farm, Dog and I got lost in a reverie of high autumn color. The hillsides were brilliant with yellows, oranges, and reds. Birds were racing, geese were massing, rodents were scrambling and the deer were nervous.

We came into sight of my mailbox crater. Strangely, even that looked good. The burned-out birdhouse seemed comical now. I gathered what was left of it and took it into the kitchen woodstove. I made us both a scotch and water and built a fire. Wilson’s dog curled up by the stove and pretended to be a normal dog.

Donna was deceased, the pipeline at least temporarily postponed, all fracking frozen, and the power tower electrical supply line to the city was dead in the water.

The Farmers’ Market was over for the season, the theater was closed, and enthusiastic volunteers were building a student vegetable garden on a sunless patch of earth next to the school.

Surprisingly, the annual fundraising marathon was going on. Last year, one person left with the starting gun and was never seen again.

Incredible numbers of people were suffering forced migration around the world and the national election was in chaos.

People were running everywhere.

While here at home, someone was still trying to intimidate me. There remained six unsolved murders, an infinite number of associated mysteries, and way too many blueberries.

So there we were, a dog and his boy, warming by the fire while watching the sun slowly set beyond the hills of a beautiful autumn evening. All we needed now was some strange protagonist and a knock on the door.

To be continued...



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CONSCIOUS, continued from Page 8 Waiting to be used

So back to our friend, the plastic fork. We could say its life journey is similar to the refining and molding of people in a society. Born with infinite creative potential, we travel from one rite-of-passage to the next, on the path to becoming a “productive and contributing citizen.”

And like the fork, through all this molding and packaging, we might find ourselves shelved, waiting for life to happen.

by someone, for something. But, unlike the fork, we are acutely aware when we are discarded and our potential is wasted.

Still, we can choose to be more conscious of how the external world impacts our decisions. We can practice recognizing the space between thoughts and actions, as well as beyond and between raw materials and processed goods.

We can honestly ask ourselves, “Is it truly eas-

ier to use the plastic fork than to use and wash metal flatware?”

And we can choose to answer, with absolute certainty, “No, in the grand scheme of things, it is not.”

When making buying decisions, conscious awareness of what drives our consumerist behavior can have profound impacts on both how we see ourselves and on our connections to the rest of the world.



ALASKA ROAD TRIP 2016: PART TWO

Your best memories begin at the end of your Adventure.

Planning a road trip to Alaska? Forget about it! Alaska has other plans for you.

Five weeks of steady rain before my arrival squashed any plans I had to work on our cabin site at Indian River. The muskeg was a flowing stream and the hillside cabin site was a muddy quagmire.

Instead of working there, we decided our old truck needed a topper to keep our gear dry, so we spent a few days building one. My plan to catch a record lake trout went south with the wind, literally. We arrived at Tangle Lakes to blue bird skies and a howling north wind. The small lake we were to fish was roaring with white capped waves. After two days of waiting out the wind, we packed up and headed back to Cantwell.

I had wanted to ship some silver salmon home but my favorite streams held only a few spawned out pink salmon. Every day for a week, we checked to see if the runs had started. They had not. My best laid plans were for nothing. As I said, Alaska had other ideas.

Though it rained for the first week, I do have some great memories of it. First was the time I got to spend with old friends. Second was all the black bears and cubs wandering about, looking to fatten up for winter. Third, the views

and adventure of traveling the Denali Highway to Tangle Lakes and back. And finally, the sockeye run that made the trip worth it.

I did not catch the record lake trout I had planned on, but I did get to spend time in one of the most god-given beautiful places in Alaska, along the famed Denali Highway. The views of the Alaska Range to the north are crammed with snowcapped mountain peaks and glacier filled valleys. To the south is the Talkeetna Range - rocky mountains and emerald green valleys as far as the eye can see.

Small groups of caribou roam in the distance, and sometimes on the road in front of you. It is for the beauty and serenity that I make this trip annually. My mind and body rejuvenate on every trip. An inner peace rules my soul when I sit quietly watching nature go about its daily rhythm. Nothing can soothe my wanderlust like watching a tiny bear cub wrestle a piece of salmon from its mother. Seeing a cow moose with two yearlings make me smile so much my face hurts. Or catching and releasing the biggest rainbow trout I've ever caught. One made me so giddy I slipped on the mud and swam with the fish. I did not plan any of these adventures. Alaska made these plans. When the sockeye came in, it was on Alaska's time table and I was lucky to be there.

On the eleventh day, I checked and overnight the sockeye had made their

move upstream to spawn. There were hundreds of them in the pools, followed by rainbow trout which feed on their eggs and decaying carcasses.

Spawning salmon do not actively feed. But these salmon were fresh from the sea and to our surprise and delight were willing to hit the bright colored flies thrown to them. The rainbows were equally willing to give us a fight. And we were lucky to observe some unusual behavior from the rainbows. After we cleaned our salmon in the stream, a rainbow trout ate large gonad from one. It was comical to watch it struggle to swallow it.

We also saw a rainbow grab pieces of salmon offal and stash it under the stream bank for a later snack. You don't always get to see these things if you're stuck to your time table.

Every year I make plans for Alaska and every year I bow to her will and am thankful I did. One year, twenty-foot seas kept us from kayaking to our property in Prince William Sound, so we hit the tourist spots we used to avoid like the plague. We found the Sea Life Center in Seward was almost as good as seeing animals from our kayaks. The fish hatchery in Valdez had sea mammals galore. There were otters, seals and sea lions, all competing for the millions of returning salmon.

Go ahead. Make your plans. Just don't be disappointed when Alaska changes them for something better.

FUTURE, continued from Page 3

Turnpike was short-lived, some 30 years between 1805 and 1835. It began to fade once the Erie Canal opened in 1825. Then in 1833, completion of the Charlotte Turnpike (from Harpersfield to Oneonta) diverted some traffic from Franklin. In 1842, the western Turnpike was disbanded and the roads transferred to local governments.

After the end of the Civil War, there followed here a long decline in population, until by the 1940s the population was reduced by more than one third to 2,000. With the cessation of hostilities between the states, again the western frontier opened-up, but this time farther west. This provided access to great expanses of flat and fertile farmland from the Appalachians to the Rockies, and therefore people emigrated westward.

Some of the resources that drew people here were depleted. For example, by then, most of the first-growth forest here had been harvested, leaving grassy hillsides.

This decline was hastened when the village was bypassed by the route of the New York and Oswego Midland Railroad in the late 1860s. (After a bankruptcy, it was renamed the New York, Ontario and Western Railway and known as the O&W). This railway was a near miss, passing two miles to the southwest of the village.

As well, the Delaware Literary Institute was bypassed as the site for a state teacher's college. Instead the NYS Board of Regents established the Oneonta Normal School in 1889, which eventually became SUNY Oneonta. The DLI closed in 1902.

Following the last world war, there was a reversal of fortunes. Franklin's population grew slowly to over 2,600 by the year 2000, an increase of over a quarter. After the war, the government began numerous projects to build new interstate roads and improve existing intrastate roads. This eased access for townspeople to jobs and shopping nearby and for visitors from downstate to Franklin. Programs for rural electrification and telephone were successful. Our town became a less isolated, more inviting place to live in, commute from, and visit.

The rate of growth was over ten people annually or over five percent per decade. That percentage rate is twice that of Delaware County as a whole. This may be due to the nearness to Oneonta, Sidney, and Interstate 88.

In the last census (2010), our town's population was down 210 from the decade before or 21 annually. Troubling if this trend continues. As troubling is the number of houses that remain unsold in Franklin. Currently Zillow, an online real estate database and marketplace, lists nearly 70 properties as unsold in Franklin, suggesting that many more people want to move out than move in. With some 1,400 homes in Franklin, at least five percent are up for sale - many for months or years.

To resume growing the Franklin community, our town could make itself more attractive to existing constituencies: small businesses and farmers, commuters to neighboring cities, retirees, and vacation-home owners. The necessity is for the community to come together in this effort.

Next in the series:

The roll of infrastructure for transportation and communication

Brian Brock is president of the Greater Franklin Chamber of Commerce



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SOLAR ZONING WORKSHOP 10.20.2016

Report supplied by Stuart Anderson

The Otsego County Planning Department hosted a presentation by the [NY-Sun PV Trainers Network](#) for local officials, planners, ZBA members, and solar industry representatives. The presenter was Jessica Bacher of the Land Use Law Center at the Pace Law School. The focus was on land use planning for solar development.

The PV Trainers Network aims to lower the installation costs and expand the adoption of solar PV systems throughout the state.

Preliminary topics included:

- Solar PV components (panels, inverters, bi-directional meters and net metering, mounting types, scale of operations and space requirements, grid connections, shared solar)
- Real property tax exemptions, PILOT programs (note that communities that opt OUT of the tax exemption CANNOT enter in PILOT agreements)
- Assessing solar installations

Land use topics discussed:

- Delegation of authority
- Developing a policy framework
- adopt a **resolution** in support of solar development and directing the creation of a solar and use plan
- identify community members' **interests** relating to solar development (runoff, property maintenance, appearances, loss of agricultural land, climate change, community character, etc.)
- incorporate solar development in the **Comprehensive Plan**
- bring **zoning law** into accordance with the Comprehensive Plan (see the NYS Model Solar Zoning Ordinance)
- NYS **Unified Solar Permit** for small scale solar electric systems—there is a \$2500 grant available to communities that adopt the Unified Solar Permit
- Which types of solar are appropriate for which zones?
- Principal use/ accessor use/ secondary use/ special use, by zones
- Land use review options, varying by type of installation
- Amending site plan review procedures (height, setback, area requirements)
- Abandonment and decommissioning (performance bonding for decommissioning is NOT authorized under NYS municipal law)
- Special use laws, agricultural district impacts (including on-farm use protections)
- Additional local boards such as historic preservation or architectural review

The PV Trainers Network offers **free technical assistance to municipal officials** on solar-related questions and issues. NYSERDA has produced a [Solar Guidebook](#) that covers permitting and inspection; access and ventilation requirements; property tax exemptions; land leasing considerations; decommissioning; and other resources.

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ACTIONS BY THE FRANKLIN TOWN COUNCIL

DATE	MOTION	VOTE	Taggart	Bruno	Grant	Sitts	Smith
1/05/16	Support renaming part of St Hgy 357 for Corporal Nicholas Uzenski	Y	Y	Y	Y	Y	Y
1/05/16	Rescind Council's previous support for 357/28 roundabout	Y	Y	Y	Y	Y	Y
1/05/16	Spend Consolidate Highway Improvement Program (CHIP) monies	Y	Y	Y	Y	Y	Y
2/02/16	Nominate Councilman Bruno to board of Kellogg-Treadwell Trust	Y	Y	Y	Y	Y	Y
2/02/16	Sell excess Highway Department equipment for \$12,660.47 total	Y	Y	Y	Y	Y	Y
2/02/16	Buy of three Action Garage Doors at \$3,596 each	Y	Y	Y	Y	Y	Y
2/02/16	Rent a dozer from Bisler at \$2,000 per week	Y	Y	Y	Y	Y	Y
3/01/16	Move into executive session to discuss road-use agreement	Y	Y	Y	Y	Y	Y
3/01/16	Rent a mechanical broom from Able at \$2,250 per month	Y	Y	Y	Y	Y	Y
4/05/16	Accept bids by Cobleskill Stone for gravels	Y	Y	Y	a	Y	Y
4/05/16	Accept bids by Peckham Materials for calcium chloride solution	Y	Y	Y	a	Y	Y
4/05/16	Accept bids by Mirabito for fuel oil and diesels, pre-paid prices	Y	Y	Y	a	Y	Y
4/05/16	Rent excavator from (?) for May at (?)	Y	Y	Y	a	Y	Y

Y Yes, N No, A Abstain, a absent

Note: Monthly motions to accept minutes and adjourn meeting are not included

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submitted by Stacey Tromblee



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Delhi :	townofdelhiny.com
Deposit:	No Website
Franklin:	No Website
Hamden:	hamdenny.com
Hancock:	hancockny.org
Harpersfield:	No Website
Kortright:	No Website
Masonville:	masonville-ny.us
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The Newsletter of the Franklin Citizens Commission on Peak Oil

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Associate Editor: Brian Brock

Editor
Marjorie Bradley Kellogg

HAVE AN OPINION? WRITE TO US!

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What are we about?

The Franklin Citizens' Commission on Peak Oil was authorized on December 6th, 2005 by a Town Board Resolution. Our purpose was to assess the needs and resources of the Town of Franklin in the face of Peak Oil, and to report back to the Town Board and to the people of Franklin.

Renamed as Franklin Local Ltd., we are a not-for-profit corporation made up of Franklin residents. We meet once a month, at 7 P.M. at the Franklin Free Library. All are welcome, to offer questions and help us answer them, to share thoughts and ideas.

We have a number of projects that we hope to move from idea to action:

- Local food production network
- Skills and services exchange
- Goods exchange
- Ride sharing bulletin board and/or website
- Farm to School Program for school lunches
- Community Greenhouses
- Community Energy Production
- Community Health Network

In a nutshell, we propose to imagine a more energy efficient, healthier habit of living, and to put it to work here in Franklin, for a brighter, more sustainable future.

PLEASE JOIN US!

For meeting times, location and directions, as well as lots of other information about our town, check our website:

franklinlocal.org

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RECENT REAL PROPERTY SALES IN THE TOWN OF FRANKLIN

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5/23/2016	560 Hodge Rd	0.52	1 Family res.	71,000	57,000	Budine, Mitchell B	Bedford, Nancy E
6/3/2016	Poet Hill Rd	7.50	Rural vac<10	21,000	21,000	Weinberger, Ellen	Judge, Patrick J III
6/7/2016	4404 County Hwy 14	0.50	1 Family res.	89,000	1	Wells Fargo Bank,	Secretary of HUD
6/10/2016	Dougherty Rd	50.04	Rural vac>10	88,000	160,000	Pravato, Nicholas	Lowe, Robert
6/24/2016	Sweet Pea Dr	10.00	Rural vac>10	25,000	23,000	Boger, Scott C	McGrady, Brent
6/27/2016	1190 Grange Hall Rd	13.55	Rural res.	195,000	205,000	Merritt, Harry Alan	Bush, Yolanda A
8/4/2016	1673 Douglas Hall Rd	60.70	Rural res.	220,000	475,000	Roth, John M	Cudahy, James J
8/11/2016	2888 Tupper Hill Rd	1.40	Mfg housing	35,000	36,000	Search, Evelyn	Javalry, Nicole
8/12/2016	285 Pomeroy Spur	6.90	Seasonal res.	65,000	67,500	Richardson, John H	Ploog, Bertram O
8/22/2016	Water St	M 0.38	Mini-mart	260,000	1,313,605	J. Mirabito & Sons Inc	SCF Realty Capital LLC
8/23/2016	110 Franklin Heights Rd	0.25	1 Family res.	75,000	73,500	Stilson, Joan	Gray, John
8/26/2016	115 Grange Hall Rd	0.96	1 Family res.	115,000	26,000	Fannie Mae	Skovsende, Garry L
8/30/2016	off Grange Hall Rd	7.60	Vacant rural	9,000	6,500	Skovsende, Barbara	Hudak, Scott M
9/2/2016	656 Snake Hill Rd	2.90	1 Family res.	89,000	87,500	Freindlich, Gail	Butoi, Bogdan

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