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'INDEPENDENT, FEARLESS AND FREE'

IN DEC WE TRUST?? Oil & Gas Pollution In New York State

By Brian Brock

Part II: The Short Reports

In the last 30 years or so, there have been dozens of reports of oil, gas, or brine polluting the water and air in New York State. But the Division of Mineral Resources (DMN) has failed to find the oil and gas industry responsible for a single incident of subsurface pollution, except for one malfunction and one operator error, both during drilling. Can the exploration and production of petroleum in New York be that immaculate?

For virtually all of these reported incidents, the determinations by DMN are poorly documented, and

therefore their work cannot be methodically reviewed. The exception is gas pollution of the Short family homestead, hamlet of Levant, Town of Poland, Chautauqua County. During the 1980s, investigations of this pollution produced several reports.

In the early fall of 1983, the Shorts noticed changes in their well water, such as "cloudiness, bubbling and high pressure." On the morning of November 1st, the wood-plank cover of their underground well house blew apart. The responding fire department notified the county fire coordinator, who notified the DEC. Staff was on the scene by the afternoon of the 3rd.

Examination of the
See DEC, continued on Page 9

LET THE EARTH DO THE WORK Reconsidering Geothermal Systems

By Marjorie B. Kellogg



Betsy Babcock points to the buried geothermal well shaft

If you have long presumed, as this writer did, that geothermal heating and cooling were practical only for vast industrial complexes or newly constructed McMansions, think again.

"The house was always cold, even with the electric heaters on," says Bryan Babcock, co-owner with his wife Betsy of Handsome Brook Farm and Bed & Breakfast on East Handsome Brook Road in Franklin. "Now the house is always warm."

In the spring of 2012, the Babcocks had a geothermal system installed. It was up and running in just over a week.

"And in the summer," Betsy adds, "it's always cool."

See GEO, con't on Page 5

New York State Department of Public Service
3 Empire State Plaza
Albany, New York 12223-1350
Fuel Sources and Air Emissions to Generate Your Electricity
Period Shown: January 1, 2010 - December 31, 2010 for
New York State Average

Fuel Sources	
Biomass	Less Than 1%
Coal	12 %
Gas	35 %
Hydro	18 %
Nuclear	31 %
Oil	2 %
Solar	Less Than 1%
Solid Waste	Less Than 1%
Wind	1 %
Total	100 %

(Actual Total may vary slightly from 100% due to rounding)

ENROLLING WITH AN ESCO:

Step 1: Obtain an ESCO list. Participating ESCO's must meet certain requirements set forth by the Public Service Commission, New York Independent System Operator and NYSEG.

For the most current list of ESCOs, visit nyseg.com or call 1.800.572.1111

Step 2: Compare prices and services.

Step 3: Notify the ESCO of your choice. Your ESCO must then contact NYSEG to enrol your choice.

- this information courtesy of NYSEG

ONE EASY SWITCH TO GREEN ENERGY

By Norm Farwell

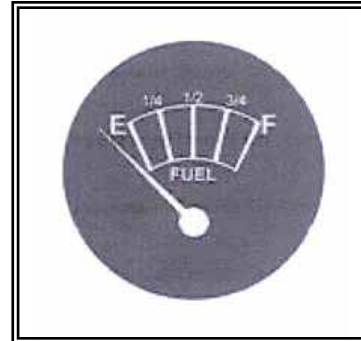
Sometimes doing the right thing costs less too. Utility bills are a case in point. If you want your electricity cheap and clean and green, you have two options: install solar PV panels yourself, or sign up for a green "energy supply company" (ESCO for short) so that the power you buy over the grid comes from renewable sources. The first option is more complicated, but will probably save you more in the long run. The second option takes only a phone call or a

few minutes online.

Until 1996, NYSEG billed customers for generating the power and also for transporting it. With deregulation, customers pay NYSEG for transmission but can choose from a range of energy suppliers. Most power suppliers buy from a mix of sources: coal, natural gas, nuclear, oil, etc. Some ESCOs, like **Energy Cooperative of NY-Renewables**, offers customers 100% renewable energy produced from wind, biomass, and hydroelectric sources and sell it at rates below what NYSEG charges for the fossil fuel version.

This might seem like a useless bit of paperwork, except for one thing-- generating electricity is really

See GREEN, con't on Page 4



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CONFLICTING VIEWS: Oxford's No Frack Zone Pits Village against Town

By Richard A. Lacey and Irving Wesley Hall

On February 5th, our Oxford Village Board voted 4 to 1 - a supermajority - to pass an amendment to its zoning laws, prohibiting industrial activities within the village.

That fourth "yes!" vote meant that Oxford Village has banned fracking - a decision that under New York State's Constitutional principle of Home Rule cannot be overturned.

Oxford Village celebrated its historic decision to become the first municipality in Chenango County to create a No Frack zone.

Unfortunately gas industry operatives who read the *Norwich Evening Sun* saw no cause to celebrate.

Settled in 1789 by American Revolution veterans, rural Oxford village and town straddles the Chenango River and boasts idyllic lakes, streams, and farmland. The current village population is 1584; the town

3992. Village residents elect their own government; village and town voters jointly choose the Town Board.

The February vote triggered an unexpected chain reaction that pits the pro-gas Town Board against the anti-gas Village. Legally, there's little room for compromise.

This conflict has significance for Chenango County, New York State, the future of gas drilling, and the fate of the planet.

See OXFORD, continued on Page 8

RECIPES WANTED!

For A Franklin Farmers' Market Potluck Cookbook

Do you have a favorite dish that you take to potluck dinners? Please share it with the rest of our community by sending it in to the Franklin Farmers' Market Potluck Cookbook.

Carla Nordstrom is compiling the recipes and looking for main dishes, salads, baked goods, and desserts that include fresh ingredients. Local ingredients are great, but don't feel you have to limit yourself to the 100-mile rule.

Recipes can be sent to Carla at ffmcookbook@gmail.com. Make sure to include your name and where you got the recipe if it is not your own.

We're hoping to have this cookbook available for sale at this summer's Market. All proceeds will be used to support the Franklin Farmers' Market.

So, send those recipes in, early and often!



Weekly community classes - Sunday 10:30AM-11:30AM

810 Heathen Hill Road, Franklin NY

SUSAN "LIP" OREM
Franklin 829 5328

All levels Welcome!

visit my web site at www.heathenhill yoga.net

**ADVERTISE
IN
THE NEW FRANKLIN REGISTER**

CONTACT JIM MULLEN

607-829-5044

OR

JMULLEN@FRONTIERNET.NET

NEW COMMUNITY CALENDAR ON LINE:

What's happening in Franklin?

Post your special events!

Find out about others!

The Franklin Local website is an online information hub for events happening in and around Franklin and Treadwell, NY. Our current calendar lists Franklin Town Board Meetings, the upcoming Franklin Garden Club Lecture Series, dates for the Franklin Farmers' Market and more, as we hear about what's happening.

Do you have an item for the calendar?

Email us at calendar@franklinlocal.org

Or use our handy form on the web:

<http://franklinlocal.org/contact>



Franklin Local

Think globally, act locally

HOME LOCAL FARMERS MARKET NEW FRANKLIN REGISTER ENERGY NEWS CALENDAR CONTACT US

Calendar

Month: March Year: 2013

Print View

SUN	MON	TUE	WED	THUR	FRI	SAT
						March 2 Franklin Local Lecture Series
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						March 31 Franklin Local Board Meeting 2013



GARDEN CLUB TO HOST LECTURE SERIES

By Nina Hart and Deborah Banks

The cold and snowy evening of March 2nd brought a promise of warmer times when some forty people gathered at St. Paul's Episcopal Church for the first in a series of lectures sponsored by the Franklin Garden Club. In an illustrated talk on "Roses in the Landscape," **Jack Siman** discussed roses in the perennial border, climbing roses, roses in the shrub border, and roses in decorative pots. For each setting he recommended specific cultivars appropriate to our zone 4/5 area and suggested techniques for raising them successfully. A lively discussion followed as participants shared their experiences with favorite roses, and garden talk continued over coffee and cookies.

Throughout the spring, on selected Saturday evenings from 7 pm to 9 pm at St. Paul's Episcopal Church in Franklin, lectures will cover a variety of topics of interest to local gardeners.

On March 23rd, **John Fitzpatrick** will present "Low Maintenance Gardening," covering the principles and techniques of design he has employed to keep his Franklin garden in great shape and an attraction on local garden tours despite his part-time residency. John's background in gardening includes multiple influences: learning design of English cottage gardens from one grandmother and, from the other, techniques of "French Intensive," as well as studies of Eastern gardening and *Shakkei*, or "borrowed landscape," incorporating the view of surrounding landscape as an integral part of the garden. For ten years, John consulted for Jackson Perkins, evaluating new rose cultivars for market introduction.



Sonda Freckelton at work

Franklin has been featured on many garden tours, including the prestigious Garden Conservancy's Open Garden Days.

The lecture on **May 4th** will feature "Garden Design for Four Seasons of Interest," by **Deborah Banks**. Deborah has a large country garden in Davenport that has been included on Franklin garden tours. She has used her wide knowledge of cultivars to bring to her garden a variety of plantings that give it interest in every season. With many photographs from her garden, she will illustrate techniques of design that make it possible, even in



Don Statham's enclosed garden

zone 4, to have a four-season garden.

On **June 1st**, **Don Statham** will discuss "Totem Farm Garden: Designing a Garden with Rooms." Don is a garden consultant/designer/writer living in Meridale. He writes a garden column for *Kaatskill Life* magazine and has a garden blog at donstathamblog.com. Totem Farm, Don's garden, encompasses about four acres totally surrounding the house. One area leads to another in a series of garden rooms: the Big Leaf Room, the Moon Garden, the Plum Orchard and the Lilac Walk are just a few. Don will describe the development of his garden, illustrating the talk with his wonderful photography.

The final lecture in the series on **June 22nd** will feature "Unusual Woody and Herbaceous Plants for Zone 5 Gardens" by **Steve Whitesell**. Steve works as a landscape architect for the New York City Department of Parks and Recreation. He has BFA and BLA degrees from the Rhode Island School of Design and a Master of Arts in Garden History and Landscape. He is active in several proticultural groups and has Canada, and Europe, vis- and public gardens. Steve and is developing a larger rie County. In his talk, even deners are likely to learn plants adapted for use in



Steve Whitesell's front yard

The lectures, open to all, will be followed by light refreshments and an opportunity to meet the speakers. Admission is free. Donations are gratefully accepted and shared by St. Paul's Episcopal Church and the Franklin Garden Club.

Photos by the gardeners



Jack Siman's garden



John Fitzpatrick's garden



Deborah Banks' garden in winter



FRANKLIN LOCAL

Local News
Local Events

Local Issues
Local Concerns



BARLOW'S GENERAL STORE

By Carla Nordstrom

I picked one of the worst late February days to drive to Barlow's General Store to visit with owners Rachel and Glen Gaetano. It was pouring rain as I drove along County Route 14; the pavement was full of puddles with streams sliding down each hill. Just as I arrived, the rain turned to snow and I began to worry about the drive home. Walking into Barlow's quieted my nerves and helped me remember that spring is on the way.

Rachel and Glen be-



specials such as sausage and biscuits are served on weekends. Also, if you have a sweet tooth, you won't want to miss the donuts and cupcakes. Rachel made a compelling point about satisfying a craving



came the new owners of Barlow's General Store in January of 2012. Barlow's has been in continuous operation since 1841 and was not closed for renovations when the new owners took over. Not that there haven't been changes and additions to the store. A full



kitchen was added, as well as a deli section and a restroom. Tables, chairs, even a checkerboard perched on a barrel, are scattered throughout so that patrons can enjoy delicious homemade food and conversation over cups of locally processed coffee and tea. The decor is airy and pleasing, providing a boost of hope on a gray and wintry day.

They also serve homemade chili and soups. The cakes, cookies, and brownies are all baked on the premises. On Fridays, fresh baked goods from Bread Fellows Bakery of Bovina are delivered. Breakfast sandwiches and brunch

for sweets: if you are lusting for cake and you bake one, you have to figure out what to do with the rest of the cake once you've had your slice. Barlow's baked delicacies offer a chance for sensible portion control.

Groceries are available from chips and traditional staples such as canned goods to Red Mill flours, local honey, and maple syrup. Milk, eggs, cheese, fresh produce, and beer can be found in the refrigerator. A huge freezer case stands at the back of



the store filled with locally grown meat, pasta, pesto, and breads from Tribeca Ovens. After a long day at work or a drive up from the city, when you know that your refrigerator at home is empty, you can pick up the makings for a delicious meal of salad, chili, soup, or pasta, and bread. Lots of the products that are fea-

tured at Barlow's are a result of customer requests. Rachel and Glen will do their best to carry what you want. They also cater parties or events with cold cut platters and salads

Barlow's has an eclectic selection of items for sale throughout the store. The hardware section is in an alcove off to the right. Nails or saw blades can be purchased. If you are in the middle of a home repair job in Treadwell and run out of something, there is a good chance you can pick it up at Barlow's. Locally made crafts such as pottery, candles, and birdhouses are available. Wally's Wood Shop has a table with rectangular and oval cutting boards. Just like Ralph's Pretty Good Grocery in Lake Woebegone, if you can't find it at Barlow's, you can probably do without it.

A number of years ago when students still went to the old Treadwell School, a barber came to Barlow's once a week and boys would be dismissed early to get their hair cut. The local mailman brought the barber to town because he didn't drive. Barlow's has always been a meeting place and a community resource at the crossroads of County Routes 14 and 16. Rachel and Glen are committed to continuing this tradition. They have lots of ideas of ways to serve the needs of the Treadwell community. Artists Over Easy meets for Saturday morning breakfasts. There are plans to renovate the rooms upstairs and create a community space for meetings and classes.

Among other services available at Barlow's are a community bulletin board, an ATM, and copy and fax machines.

Who knows, soon you may be able to get your hair cut again at Barlow's.

Support local producers. Shop at a local store. Stop by at Barlow's General Store.

Barlow's General Store
4487-4489 County Rte. 14
607 829-8555

Hours: Monday, Wednesday through Saturday 7:00-6:00 Sunday 9:00-3:00

(Closed on Tuesday)

Photos by the author



CONSTRUCTION AHEAD!

By Brian Brock

The rural landscape of Franklin could soon be crisscrossed with construction zones for several major infrastructure projects.

A. The Constitution Pipeline would create a work corridor 100 to 125 feet wide, running 9.4 miles along the northwest border of our town from Sidney to Davenport. For this natural gas transmission line, the plan is to start clearing trees in January 2014 – less than a year away. Williams Partners LLC schedules major construction to be completed by the coming of winter, but some reclamation will be saved for the spring of 2015.

B. A rumored electrical transmission line would create a 9.7 mile work corridor in Franklin, alongside the Marcy South power line, to replace the supply lost from the closing of the Indian Point nuclear power plant, which supplies the downstate metro area.

As interstate utility projects, these two could use eminent domain to take easements rights from land owners.

C. The Leatherstocking Gas Company LLC distribution line would tap into the Constitution Pipeline near the top of the Otego Road, and run 4.6 or 9.9 miles through Franklin on route to Delhi, then west on Route 10 to Fraser. [See map on page 15]. At the tap in Franklin, Constitution would supply the tee, shut-off valve, and blow-off valve while Leatherstocking would build facilities for metering, reducing pressure, and odorizing. Initial users of gas would be commercial and institutional. Construction would not begin until the Constitution Project was completed.

D. Horizon Wind Energy's planned **50 MW Franklin Wind Farm** sites 16 turbines on roughly 5,000 to 7,000 acres in the hills along the divide between drainage basins of the Delaware and Susquehanna rivers in western Franklin. This project is at least three to five years in the future.

E. Reconstruction of the intersection of routes 28 and 357 in north Franklin would be the smallest of these future infrastructure projects. This would affect the only two NYS DOT routes through Franklin. Construction is scheduled to begin in spring of 2015.

F. Replacement of water mains and hydrants in the Village of Franklin should be wrapped up by late spring of this year.



Merchandise of All Kinds
Since 1841

In Downtown Treadwell, NY

FRANKLIN CHURCHES

Aldrich

Baptist Church

Route 28, North Franklin
Phone: 607-829-5502
Pastor: Pat Judd
Sunday Service: 9:30 A.M.
Location: 1/2 mile east of the Ouleout Golf Course

Franklin United Methodist Church

Main and Water Streets
Franklin
Phone: 607-829-2956
Pastor: John Hill
Sunday Service: 10:45 A.M.
Coffee hour following
Sunday School for children following Children's Time Holy Communion, first Sunday of each month.

Treadwell United Methodist Church

68 Church Street,
Treadwell
Pastor: John Hill
Sunday Service: 9:15 A.M.

St Paul's Episcopal Church

307 Main Street, Franklin
Phone: 607-829-6404
All faiths welcome

Service every first Sunday of the month at 1:30 P.M. followed by fellowship dish-to-pass dinner.

Service every second thru fourth Sunday at 8:15 A.M.

First Thursdays Soup Dinner every month, by donation, to benefit roof replacement fund. 5-7 P.M. Join your friends for homemade soups, chili, salad and conversation!

Community Bible Church

89 Center Street, Franklin
Pastor: Dr. Walt Schlundt
Phone: 607-829-5471
Sunday School (Sept. Through May): 9:45 AM
Morning Worship: 10:45 AM

We are a church that faithfully teaches the word of God and seeks to glorify Him through worship, service and in all that we do. We seek to fulfill the great commission through evangelization, missions and training. We offer two Ladies' Bible Studies and one Men's Bible Study.

This space sponsored by Handsome Brook Farm.

PET TALK

with Dr. Joan Puritz



Dear Dr. Puritz,
I wonder if you might find it worthwhile to alert your readers to a problem that my Chihuahua, Boojum, has at age 15. Small, delicately built dogs should ideally wear a well-fitting harness when walking on a leash instead of a collar, which puts pressure on their trachea when they pull.

A soft harness like the ones you sell in your clinic are comfortable and safe. Your pooch can pull all he wants without doing any damage to his trachea.

Thanks for all your good advice--we love your column.
Jean De Weil,
Oneonta

Dear Jean,

You are correct. Many small breeds acquire a condition called Collapsing Trachea, where the trachea, which is cartilage, gets soft and collapses under pressure. Most of the time, the trachea will bounce back to its normal state when pressure is applied. Sometimes due to a dog's age, tugging on a collar or being overweight, the trachea (windpipe) will not go back to normal. It will narrow at a section of the trachea so the dog will not get the air he needs. Signs of this would be coughing and sometimes difficulty breathing. What is best for your pet is to keep him at a good weight and not overfeed him and use a comfortable harness. A harness in small dogs is also handy when you want to pick them up in a hurry – they will not be hurt from it. Yes, we sell these at our clinic but they can be found at most pet stores everywhere.

Thanks for your letter.

Dear Dr. Puritz,
Is there any disease or illness that humans get that they can inadvertently pass on to their dogs?

Thank you,
Eva-Christine
West Oneonta



ARE YOU OUT OF FOKISH???

GREEN, continued from Page 1

dirty business. About two thirds of the energy used to generate electricity from fossil fuel is lost before it even gets to anyone's house - up the smokestack, through the wires, etc. This means that your 95% efficient water heater is probably less than 30% efficient when you consider the big picture. So it makes sense to put in those curly light bulbs, buy energy star appliances, plug electronics into a smart power strip, and generally use as lit-

tle of the precious stuff as possible.

After you've done all that, you can unplug from the dirty grid and switch to renewable electricity. For **Energy Cooperative of NY-Renewables**, go to www.ecny.org or call them at 716-842-1697 and switch to the "renewable electric" program. There are other green energy suppliers as well - the list is at <http://www.askpsc.com/>. Look for the link to New York's Green Power Program.

Dear Eva,

Yes, several. However, most diseases are species specific, meaning that they cannot be passed from species to species. Dog diseases such as Canine Parvovirus or distemper stay only with dogs, but can be transferred to wolves or other canines.

But some diseases can be passed between species, such as Rabies. Most animals and humans can get this fatal disease from the saliva of an infected person or animal but how many zombie rabid humans do you know that are biting live animals? If you had lice or skin mites, your dog might catch them, but when on the wrong species, the infestation is short lived and usually goes away on its own. As far as bacterial or fungal infections, since they are everywhere around us in nature, you could pass one to your dog, but it's unlikely unless he's not in the best of health. I don't think there has been any case of a dog catching a cold from a person, so it's doubtful that colds are contagious that way. Other diseases that can be transferred are parasites, Leptospirosis and multi-resistant bacteria. I think however that we worry more about catching these diseases from our dogs rather than them catching one from us. I hope I've helped answer your question.

Dear Dr. Puritz,

My small, mixed breed dog is 14 years old and apparently in the best of health. But for the past several months Little Joe has been drinking a lot more water than usual. Could this be a sign of some insidious health problem? He is alert, bright-eyed, with good appetite and is not lethargic.

Thank you in advance for your opinion on this. My friends and I really enjoy your column.

Joan Norton
Schenevus

Dear Joan,

Great question. We see a lot of older dogs and cats that are drinking more water. This could be a sign of many different things. I could make a huge list of them but I will pick out two and discuss them: diabetes mellitus and renal disease. Diabetes also causes increased urination and increased hunger, besides the increased thirst. Usually the dog is overweight and also may get infections and cataracts. Dogs and cats can be treated for this with insulin.

With renal disease, the animal's kidneys are not filtering out the toxins of the body properly, so they just urinate out whatever comes in. The urine in this case is usually very dilute or clear.

To diagnose these diseases, a urinalysis is done and blood is drawn to check for abnormalities. The first step is always diagnosis. Find out what is going on before your dog gets very sick and while it's still manageable. You may want to see your veterinarian to have him checked.

Thank you all sincerely for your letters and reading my column. Have a great spring.

PET TALK READERS: If you have questions for Dr. Puritz, please email her care of us at nfr@franklinlocal.org. She will answer you in a future column.

KENNETH L. BENNETT
FUNERAL HOME

425 MAIN STREET
FRANKLIN, NY 13776

607-829-2272

Dignity
FUNERAL HOME

THE GARDEN GATE

By Penelope R. King



It's early spring and time to plan for this season in gardening. A few questions first:

--are all your tools clean and sharpened?

--do you have some idea of what plants you want to move around?

--have you got friends to give extras to?

--have you sources for plants you may want to buy?

--do you have the help you might need lined up?

--are you in physical shape?

I will take each of these questions in turn and hope some advice will help.

Tools are necessary for gardening, but don't buy cheap ones. Good ones are a pleasure and make the job easier. And good ones will last a lifetime. Make sure the heads of long-handled tools are well-seated and not just

attached with a screw. Use trowels made of one piece of steel. Buy hand pruners that fit your hand; there are ones for lefties, so you don't have to suffer. Sharpen and clean tools. I use one of those one horse-power motors with a grinding wheel on one side and metal brush on the other. It works well, but a good clamp on a table and some elbow grease, steel wool and a hand sharpener also does the job. Keep your tools clean and sharpened all season - they work better.

Last season you must have noticed that some plants are in the wrong place. Think about where they ought to go and move them just after the foliage begins to show. That will give them plenty of time to settle in

before the heat hits and possible drought occurs (and I sure hope it doesn't - last year was tough). Garden friends to swap plants with are so much fun. If you don't have those folks in your life now, cultivate some. It will add a whole new dimension to gardening pleasures.

Plant sources: it is getting harder to find good sources around here, as nurseries either close or down-size. The Green Thumb on Route 10 near Delancey has a bit of everything and a good selection of vegetable seedlings. Small local greenhouses like the one just outside of Meridale on Co. Route 10, or the one outside of Delhi toward Bloomville, have standard annuals such as petunias, impatiens and geraniums, but it is harder to find unusual annuals. Let It Grow, east of Cooperstown, has some as well as the largest selection of perennials around, lots of small trees and shrubs (though the selection of shrubs is limited except for hardy roses - they have a good selection) and good herbs.

To get there, drive north to Milford on Route 28, turn right at the light and take Route 166 through Roseboom to the left turn onto Co. Route 33. Let It Grow is a half mile up the road and is well worth the trip.

Asbury Gardens on lower River Street in Oneonta has a new owner, so I don't know that nursery well, but give it a try. Or go to Otego to the The Perennial Field on Route 7. Ruby Mitchell has lots of perennial plants and the best selection of hardy ornamental grasses around. Further west on Route 7 is Otsdawa Greenhouses. George, the owner, keeps saying he's going out of business, but it was open last year. And don't forget Meadowbrook, right there

on Main Street in Franklin.

When hiring help in the garden, I recommend you work with any candidate for a day to see how it will go: can s/he follow instructions, find work when you are busy elsewhere, show up on time and not whine about hard work.

Finally, get into shape as much as you can. Use tools to help such as a tarp to haul burlapped plants around or to take weeds to your compost. Do not bend and twist - you can put your back out. Stay straight and use your thighs to help lift any weight. I am over 70 years old and can still work, so I know what I am talking about. So work smart, and have a great gardening summer.

MEADOWBROOK FARM & GREENHOUSES

MAIN STREET FRANKLIN

GEO, continued from Page 1

Keeping faith with their goal of a sustainable life style, the Babcocks attended a clean energy conference in Syracuse. They researched wind and solar home systems, but found the payback on the initial investment to be way too long.

But their home is also their business. Bed & breakfast guests, Bryan says, "demand a comfortably warm house in winter and a comfortably cool one in the summer." Their oil-hungry furnace and their power-gobbling air conditioners were sending energy costs sky-high, with only increases in sight. "We wanted low energy costs by the time we retire at least, not sometime long aft"

But geothermal looked interesting.

They applied to NY-SERDA for a free home energy audit. The authorized inspector came from Kool-Temp in Cocksackie, NY, a general heating and cooling contractor. He did a comprehensive audit of their premises, then supplied a list of recommendations - mostly closing up gaps along the building sill in the laid-stone basement with spray insulation - and a plan if they wanted to consider geothermal.

The Babcocks did the calculation: with NY-SERDA's 3% financing and a federal energy tax credit that's a one-time break but is, Bryan notes, "substantial," they could see their way to a seven year payback of the upfront installation cost of \$25,000. Quite a ways before retirement.

They said yes to geothermal.

Kool-Temp got all the work done at the same time: the new insulation, replacement of air ducts from the 1960s, removal of the oil furnace, the drilling, the laying of pipe and the installation of the heat pump and a new electrical box. The heat pump moved into the space once occupied by the oil furnace, taking up a

4' x 6' area and suspended from the floor joists to keep it above flood level. The drilling could have been done anywhere - the only issue was logistical: getting the truck in to drill. In the end, they drilled right in the front lawn, but the only sign left is a patch of disturbed soil that will grow grass when the weather warms.

The hole was about a foot across and the 350 feet of depth required to reach an even ground temperature of around 55 degrees. (Here, Bryan mentioned one "hidden cost:" the drill-hole casings, at \$10 a foot, must be left in the ground, so that cost is not recoverable.)

Flexible tubing was then looped up and down in the shaft, to be filled with a refrigerant that gives up its heat to the 55° ground temperature. Cooled, it circulates up to a heat pump in the basement. In the summer, a fan blows air across coils cooled by this solution, and the air handler sends it into the house ducts. Voila, air conditioning. Room temperatures are controlled by how long the blower works.

How the heating works is a bit more complicated - Bryan referred to it as "magic" - but it involves compressing the 55° expanded refrigerant vapor, which heats it substantially. The hot vapor is circulated within an the air handler, and hot air is sent into the house. Voila, heat. The compression process and the fans require electricity, so electric bills do go up. But this rise is more than compensated for by an absence of fuel costs.

Look at it this way: a gas furnace heats cold, outside air to interior comfort level. A heat pump starts at 55 degrees and heats to comfort level. Less energy is expended, and the colder it is outside, the greater a heat pump's advantage. According to Max Alexander of THIS OLD HOUSE on line, "Geothermal systems are twice as efficient as the top-rated air conditioners and almost fifty percent more efficient than the best gas furnaces, all year round."

At Handsome Brook Farm, a new back-up propane furnace sits ready in case of a problem with the heat pump. But Bryan says the only maintenance needed so far is to change an air filter every six months. The system has been problem-free. But since electricity is required to run it, the Babcocks keep their wood stoves in place to get them through power outages. So far this winter, Betsy says, they haven't used them once.

"We're delighted," Bryan grins. "Even surprised at how warm we are. And the savings have been exactly as projected."

And how do those savings line up?

"Our heating costs have been reduced by 75%. No oil deliveries! And in the summer, the AC is basically free. Our monthly electric bill was averaging around \$300. Now it's around \$400, with the heat pump. On the whole, we'll be saving about \$3000 a year."



Bryan pets the heat pump



A close up of the heat pump in the basement

Would they recommend geothermal to their Franklin neighbors?

"If you're building new, it's a no-brainer. The upfront cost is daunting and retrofitting a system to an older house like ours adds to the costs, but the incentives help a lot. On the balance, I'd say, definitely. Let the earth do the work for you."

Photos by the author



FOCUS ON ENERGY

TOTALLY FRACKED! What the Landmen Don't Tell About Shale Gas and Money

By Eugene Marner

When discussion about drilling for natural gas in our neighborhood began a few years ago, many understandably saw dollar signs in their future. But it turns out that, along with the environmental dangers, there are many financial perils that come with fracking. These were far from clear when the landmen first showed up at our doors, and they might make the whole enterprise a lot less attractive if it ever gets going here.

In Bradford County, Pennsylvania, for example, hundreds of farms and other properties are reported to be encumbered with Mechanic's Liens. This resulted when many of the drillers developed financial problems due to the low price of gas. They end up operating at a loss. As drillers go broke, some local contractors and suppliers don't get paid, so they seek and get Mechanic's Liens on the assets of the drilling companies. Those assets include their gas leases. Suddenly, the landowners, who were looking for gas royalties to supplement their incomes, find themselves without clear titles to their properties. Now, if they should want to sell the farm, the drilling company's creditors will be first in line to collect on their debts, and the landowners could conceivably end up with nothing.

The unsettled state of the insurance market threatens landowners with other unanticipated liabilities. For example, if you lease your land and the driller is faced with civil or criminal penalties for environmental damages or a gas explosion, as owner of the property, you may be considered responsible for damages. Your Homeowner's or Farmowner's insurance will not cover such heavy industrial activities. Insurers like Nationwide and State Farm have said that their policies do not cover damages caused by fracking.

Even if you haven't signed a lease, you may be

liable for damages. In the dead of night several years ago, the New York State Legislature passed a compulsory integration law. If 60% of the acreage in a drilling unit (up to a square mile) is leased, the remaining unleased landowners may be legally obliged to participate in the drilling unit. The companies may drill under your property and take your gas (and pay you a lot less than they will pay the leased landowners). If, in the course of drilling operations, an aquifer is penetrated and water contaminated, you may be liable for damages as a participant in the drilling unit, even if you never signed a lease and never wanted the drilling at all. Both leased and compulsorily integrated landowners in a drilling unit may also be liable for the cost of processing gas and the con-

a professor of molecular medicine at Cornell's College of Veterinary Medicine, published the first (and, so far, only) peer-reviewed report to suggest a link between fracking and illness in food animals. The authors compiled case studies of twenty-four farmers in six shale-gas states whose livestock experienced neurological, reproductive and acute gastrointestinal problems. Exposed either accidentally or incidentally to fracking chemicals in the water or air, scores of animals have died....In north central Pennsylvania, 140 cattle were exposed to fracking wastewater when an impoundment was breached. Approximately seventy cows died; the remainder produced eleven calves, of which only three survived. In western Pennsylvania, an overflowing waste pit sent fracking chemicals into a pond and a pasture where pregnant cows grazed: half their calves were born



By Carole Marner

In the spring of 2012, we began to hear about the Constitution Pipeline. People in Sidney were alerted first and the word soon spread. In northern Pennsylvania the population around Montrose began to realize that a new compressor was being added to their community. Doing some research, they discovered that it was to be the starting point for the Constitution Pipeline. This was denied by the industry for a while, but not anymore. In May, the Delaware County Cooperative Extension sponsored a public meeting in Franklin Central School with pipeline company representatives as well as forestry, soil and water experts who would be working with the DEC to enforce regulations. The last speaker was a lawyer offering to negotiate for landowners, explaining why and how they needed him to help them.

The meeting was described as "informational," but it seemed more about facilitating the process, as in: "This is what is coming and this is how you can deal with it." Local legislators were not on the schedule to explain how and why they could help their constituents. Instead of acting as

a buffer between the citizen and the industry, Delaware County officialdom preferred to regard the pipeline as a matter between the landowner through whose property the pipeline was to be routed and the pipeline company - as if an entire community were not impacted by an interstate pipeline. If politicians showed any interest at all, it was in a potential town income source. As a result, many who received letters from Constitution requesting access to their land felt abandoned by their fellow citizens. They were on their own, each man or woman on their piece of land, having to make the best deal they could with the most powerful

industry in the nation. Of course, there were those enterprising lawyers ready to jump in and say "you need me to help you do that."

So in June, Howard Hannum of Trout Creek, a member of Sustainable Sidney, a farmer and Postmaster of Sidney Center, decided to call a meeting at the Maywood Center so that those who do not want the pipeline would not have to fight alone. Community groups joined in, and over 250 people from Schoharie to Pennsylvania showed up. Stop the Pipeline (STP) was formed. We voted for a Steering Committee, put up a website and got to work. Our politicians got a lot of mail from us. We researched everything about gas pipelines, and the more we found out, the more determined we became to stop the pipeline. In August, STP got a big boost. One of the founding members, Anne Marie Garti, Delhi born and bred, is now a student at Pace University School of Law and a legal intern at the famed Pace Environmental Litigation Clinic (PELC). She discussed our situation with faculty members and PELC, which was founded by Pace Profes-

See PIPELINE, continued on Page 13



struction of gathering pipelines to take the gas to market. So those costs will be deducted from your share of the well's revenue before you ever see a dime.

Farmers have good reason to worry about the future of their livelihoods should fracking come to New York. Dairy production has fallen in the Pennsylvania counties at the center of fracking activity. Last December *The Nation* carried an article by Elizabeth Royte called *Fracking our Food Supply*.

Michelle Bamberger, an Ithaca veterinarian, and Robert Oswald,

dead. The following year's animal births were sexually skewed, with ten females and two males, instead of the usual 50-50 or 60-40 split....Bamberger and Oswald consider these animals sentinels for human health. "They're outdoors all day long, so they're constantly exposed to air, soil and groundwater, with no break to go to work or the supermarket," Bamberger says. "And they have more frequent reproductive cycles, so we can see toxic effects much sooner than with humans."

For many property

See FRACKED, continued on Page 9

PIPELINE POSTINGS: A Chronology of Events

Compiled by Brian Brock

Stop the Constitution Pipeline retained the Pace Environmental Litigation Clinic on October 10th.

Stop the Constitution Pipeline began a second direct mailing to affected landowners in New York in October.

FERC, yielding to community pressure, added a fourth scoping hearing in Oneonta for their Environmental Impact Statement. The public meeting was held in Foot-hill Performance Arts Center on October 24th and was attended by 800 who were overwhelmingly opposed to the project.

On November 2nd, **Constitution Pipeline Company LLC** and **Leatherstocking Gas Company LLC** (a partnership of Corning Natural Gas and Mirabto Fuel Group) agreed to collaborate on local distribution systems.

Williams Partners LP sold a third of its stake in the **Constitution Pipeline Company LLC** to **Piedmont Natural Gas** on November 13th. Williams still retains controlling interest with the resulting ownership Williams 51%, Cabot 25%, and Piedmont 24%.

In December, **Constitution Pipeline Company LLC** announced a delay in their planned filing with **FERC** from January 2013 to June, but still plans on obtaining certification from FERC by the end of 2013.

On December 20th, **Constitution Pipeline Company LLC** awarded \$300,000 to community groups along the proposed pipeline route, including \$5,200 to the

Village of Franklin for handicap accessibility to the Village Hall and \$3,715 to the Franklin Community Education Foundation for class trip to the American Museum of Natural History.

Constitution Pipeline Company LLC released the revisions to its preferred route on January 11th. There are only a few minor adjustments to the route in Franklin.

On January 22nd, **Iroquois Gas Transmission System LP** announced that their Wright Interconnect Project will add the output compressors for the Constitution Pipeline to their existing compressor station in Wright NY. As a result, the Constitution Pipeline Project now includes none of the necessary compressors.

Stop the Constitution Pipeline held a presentation by Bob Nied on NYS Freedom of Information Law and Open Meeting Law in East Meredith February 20th.

On February 22nd, **Constitution Pipeline Company LLC** released revisions of their draft Environmental Resource Reports 1 to 13 and supporting documents.

Stop the Constitution Pipeline held informational meeting for landowners in Schoharie County February 27th.

Leatherstocking Gas Company LLC held an informational meeting at the Delhi Fire Hall February 27th on its plans for a local distribution system including a pipeline running from the Constitution Pipeline to Delhi and Fraser.

FLEASED.ORG PRESENTS INFORMATIONAL FORUM ON GAS LEASE ISSUES

By Mina Takahashi

Last year, in March, Fleased.org and Franklin Local presented an excellent, well-organized gas lease workshop in Sidney to a packed room of landowners who had come to learn how they might be able to terminate their gas leases.

In just one year, much has changed. Public opinion is rapidly moving against the industrial practice of hydraulic fracturing. The recent *force majeure* decision in Binghamton determined that gas companies cannot use the state's de facto moratorium as just cause to extend leases beyond their primary term. Every month there is a new study issued on the negative impacts of shale-gas development on public health, water safety, and long-term climate health. If you participated in the recent public-comment process on the proposed DEC regulations, you know just how flawed and flagrantly unprotective they are. As more time passes, the

more reasons there are to conclude that high-volume, hydraulic fracturing is simply a terrible idea. More and more landowners are having lessor's regrets.

Even if you are not in an active gas lease, check your deed papers to verify if there was ever a gas lease on your property. If a gas lease—even decades-old—is not properly released by the gas company and filed as such at the County Clerk's office, it remains a liability to the current landowner. How many of us purchased our properties with assurances from our lawyers that a filed affidavit from the previous landowner, stating that the gas lease expired on its own terms, would suffice? These affidavits have no legal effect. If you are in this situation, and many of us are (as I was!), you will want to obtain an official surrender from the gas company, pursuant to NY General Obligations Law, Section 15-304.

With all of these developments, See **FLEASED**, continued on Page 12

MARCELLUS SHALE DRILLING'S IMPACT ON THE DAIRY INDUSTRY IN PENNSYLVANIA:

What Do the Numbers Show?

By Madelon L. Finkel, Ph.D., Jane Selegean, Jake Hays, MA, and Nitin Kondamudi, BA

Unconventional drilling for natural gas in Pennsylvania has accelerated over the past five years and, based on the number of permits already issued, drilling will not abate in the near future.

Agricultural activity in Pennsylvania is important to its economy, and dairy farming is a large component of the state's agricultural economy. This study focuses on comparing milk production (in thousand pounds), number of cows, and average milk production per cow in counties with significant unconventional drilling activity to neighboring counties with little or no unconventional drilling activity from 1996 through 2011, with particular focus on the years 2007 through 2011 when unconventional drilling in this state increased substantially.

Further, the study seeks to lay the basis for observing trends in a longitudinal approach and to raise questions that can be tested in a more analytic manner. Findings,

based on data obtained from the United States Department of Agriculture's National Agricultural Statistics Service (NASS) and the Pennsylvania Department of Environmental Protection, showed a decrease in milk production (in thousand pounds) and milk cows in counties with drilling, commencing in 1996 but accelerating from 2007 through 2011 even though the number of farms stayed constant. In comparison, the data showed mixed findings in counties with limited or no drilling. This descriptive study cannot explain a causal association between well drilling and decline in cow numbers or milk production.

Many factors probably influence the number of cows, milk production, and even milk prices. But, given the importance of the dairy industry in Pennsylvania and given that unconventional drilling for natural gas continues unabated, there needs to be further research to assess the impact of a downsized dairy industry on the state's economy.

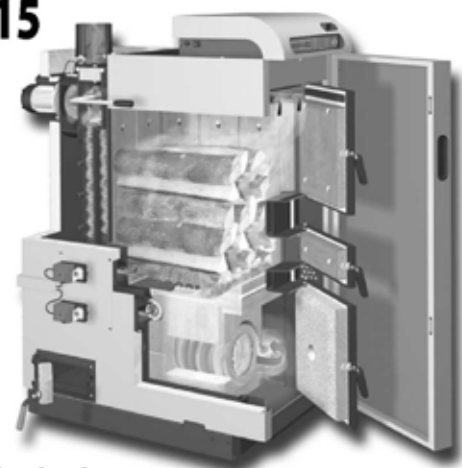
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OXFORD, continued from Page 1

It all began last summer, when Village Mayor Terry Stark and Town Supervisor Lawrence Wilcox organized Vision Plan workshops that engaged the community in visualizing Oxford's future and planning for decades. Faculty and graduate students from SUNY in Syracuse facilitated the Vision Planning Project. That name inspired some participants to call ourselves The Oxford Visionaries.

The mayor's and supervisor's goal was a new Comprehensive Plan for the town and village because the last joint plan was created in 1970. The collective energy flowed freely into the meetings and hearings of the Village Board, Village Planning Board and even the Town Planning Board...but not Supervisor Wilcox's Town Board.

The other three boards tried to implement the Vision Plan. They welcomed the community to their meetings, set goals, maintained order, stayed on task, listened critically to all sides, did their homework, discussed options, and took action responsibly.

Wilcox's approach to public meetings is grudgingly to grant six citizens

five minutes each per meeting. Usually all five board members spend the next half hour staring silently like glum school boys.

Future battle lines were drawn early but remained hidden until the village vote.

In late summer, fracking opponents mailed everyone in the village and town a copy of the *Flowback* newspaper, reliable information about troubling issues surrounding hydraulic fracturing. The Visionaries and their supporters collected 350 letters for Mayor Stark recommending a moratorium, and submitted more than 1000 signatures opposed to hydraulic fracturing to the Town Board.

Under Mayor Stark's leadership, the village's courageous and patient quest for truth helped its Planning Board propose a nine-month moratorium to enable the village to revise its zoning regulations and preserve the traditional, rural and healthful character beloved by the overwhelming majority of its residents.

Then lightning struck our village!

At the final December 11th village Board hearing, a landowner from the town blocked the moratorium

effort and threatened to sue the Board - and each individual member - if it approved the moratorium. The board unanimously tabled the moratorium.

Nevertheless, the Village Board refused to give up. In another fascinating turn, Mayor Stark reviewed its regulations with Community Environmental Defense Council attorney David Slottje - leading to the February 5th 4 to 1 vote to approve a measure prohibiting any industrial activity not currently permitted within its boundaries.

But our sigh of relief was premature.

Disregarding the super-majority vote, the pro-gas Chenango County Planning Board rejected the proposed amendment, provoking the present conflict between Mayor Stark's Village Board and Supervisor Wilcox's Town Board. The county reminded us that New York State law requires both village and town to reconcile the village's new 2013 anti-gas law and the town's 2007 pro-gas law. Both must be in accord with a new joint Comprehensive Plan.

The Oxford Vision Plan returns! But the stakes have risen dramatically.



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Chenango County has been working closely with gas industry lobbyists for years, and Town Supervisor Wilcox has a gas lease with bankrupt Norse Energy. He is also the Chairman of the County Board of Supervisors! The county pro-gas advocates expect Wilcox's pro-gas position to win over the Village's new law, but the community - especially the thousand anti-fracking signatories - has other ideas. Another powerful force - young people - has yet to enter the fray. They were conspicuously absent from last year's Vision workshops planning their future. Stay tuned, for the Oxford Visionaries aim to bring their voices into the conversation!

(Follow updates of this story on OxfordVisionaries.org.)

CLIMATE NEWS BRIEF

- Record-setting heat: The year 2012 was the hottest on record, period. The temperature was 1° F above the previous warm record.

- Sea levels rising: For the first time, at the height of the summer, 97 % of the Greenland land mass surface was melting or awash, sending unprecedented amounts of water into the sea.

- Permafrost is now termed "permamelt," and is releasing rapidly increasing amounts of methane all across Alaska, Canada and Siberia.

- Desertification: Dry areas now cover 40 % of the global land mass.

Information courtesy of Sierra Atlantic, Winter 2013.

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DEC, continued from Page 1
property found gas coming out of the cellar's dirt floor and the lawn. Within two days, the local distributor of natural gas, National Fuel Gas, determined that this gas chemistry did not match theirs.

DMN began their investigation by reviewing the paperwork of several gas wells in the hills above. [See map below.] Finding it in order, they looked around the well heads. One small leak was found, which was venting into the

In the spring of 1984, DMN reopened their investigation. New work included sampling gas from Mr. Short's property and nearby gas wells, a magnetic survey for buried abandoned wells, and listening at well heads for the sound of leaks.

In May, the DEC report confirmed the conclusion of their initial letter: "The ebullient gas is more marsh-like in chemical composition than production gas," even though the gas contained minor

cally because these wells were not cased in cement for most of their length, so gas built up in the shaft and leaked into the bedrock.

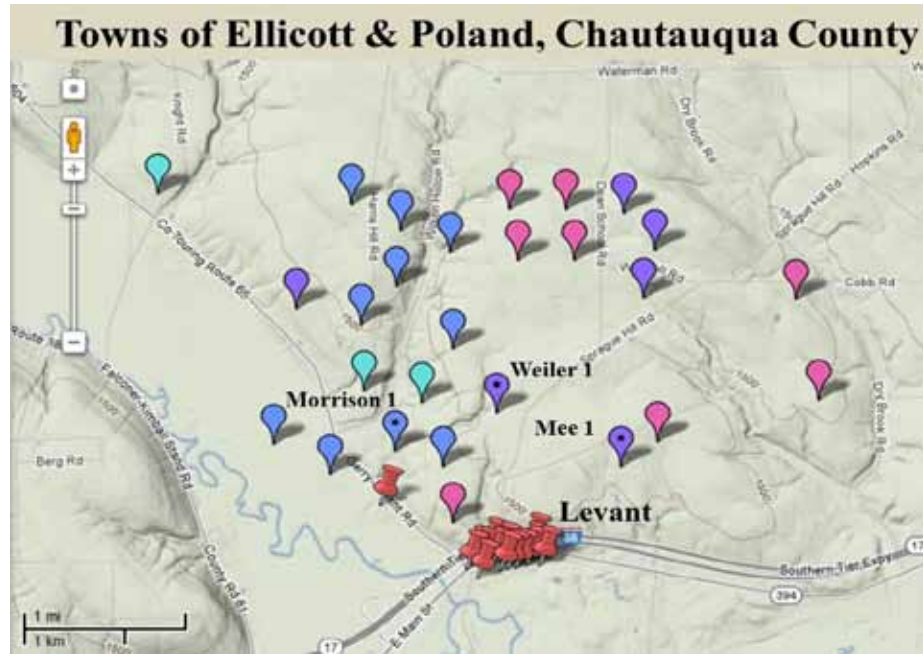
With the gas wells in the hills above Levant, the downward flow of ground water could carry the gas from their uncased lengths to the sands and gravels beneath Levant, where it could then rise toward the surface [See cross section on this page].

That August, DMN ordered the two operators, Bounty Oil & Gas and Union Drilling, to vent to the atmosphere the space between the pipe carrying the gas up from depths and the wall of the well-bore.

Dr. Harrison proposed to Assistant Attorney General Moore a joint investigation to resolve their disagreements. It began in

February of 1985 with contributions from DMN staff, Peter Skinner of the Attorney General's office, Henry Baily of the NYS Geological Survey, and Harrison himself.

Roger Waller from US Geological Survey proposed using carbon isotopic dating. Samples collected by Mr. Skinner were



Polluted water wells (pushpins) are clustered in the valley, whereas gas wells are distributed throughout the hills above.

air. This took a week.

Having "exhausted its resources," the DMN wrote to Mr. Short on November 23rd that "the natural gas being released from the ground is either a naturally occurring phenomenon (swamp gas due to surrounding swamps, or shallow gas - a naturally occurring natural gas formation in Chautauqua County) or a product of some other physical means outside the experience of this office." (They meant "marsh," not "swamp.") DMN seems to be a division of few resources and little experience.

Like most DMN investigations, this one might have ended there except for exceptional coincidences. Mr. Short was wholly unsatisfied by their response and complained loud and long at many venues that winter. Eventually, it became clear that more than a dozen homes and businesses in Levant were also polluted. Levant is on the edge of Jamestown, and that city was concerned about pollution of their aquifers, one of which is in the Town of Poland. Chautauqua County had a long-running dispute with DMN over gas pollution. Mr. Short hired a hydrologist to investigate his pollution. And the NYS Attorney General became involved.

amounts of ethane and propane, which are found in petroleum gas but not in marsh gas.

And that "other than minor casing head leaks at the surface, the well-bores have maintained their integrity." Even though contact microphones might pick up leaks through the upper hundreds of feet of cased well-bore, but not leaks though the lower thousands of feet of uncased well-bore.

To explain the sudden appearance of gas at the Shorts', DEC wrote: "Three weeks prior [to the explosion] ... New York experienced the largest earthquake in 40 years... the earthquake may have opened fissures permitting the contained gas to escape." Never mind that the epicenter of the Blue Mountain Lake earthquake was in the Adirondacks over 270 miles away.

In July, the Shorts' consultant Dr. Harrison concluded that "the gas causing the problem in the Levant area could not be swamp gas," and that "it is extremely unlikely that a recent earthquake caused a release of Devonian shale gas or Medina gas." Instead the pollution was "caused by activities associated with gas well drilling and production," specifi-

cally analyzed by Krueger Enterprise of Cambridge MA. Results showed that the gas was too old to date by this method - over 40,000 years old. Therefore, it could not be marsh gas.

Dr. Harrison built devices to measure the volume of gas vented from water wells and installed them in four homes. The volume of

We buy gold, silver and coins.

gas in the Shorts' well decreased after the wells were vented, suggesting that one or more of those wells were the source of the gas.

Despite the accumulated evidence, in March 1986, DMN concluded that "Conflicting trends in a deficient collection of data have not produced conclusive evidence to pinpoint the source of the gas" and that "it may ultimately prove impossible to pinpoint the source of the gas."

The DMN investigated for two more years, with further analyses of gas and water and measurements of the depths of gas-bearing layers (mud-logging) in a new gas well. With the release of the final report in May 1989, Director Sovas of the DMN said, "All the work we have done suggests that gas exists in the area, but I can't say one thing is causing it or not."

While DMN conceded that the polluting gas is petroleum, it did not confirm that gas came from any gas well, let alone identify a particular well. What is more, DMN continued to promote an Adirondack

to identify the source of pollution.

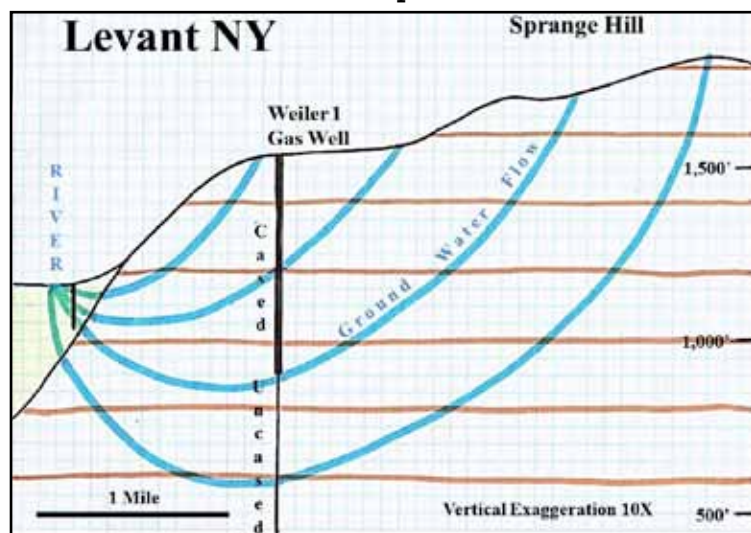
Given the mountain of evidence concerning the shale gas pollution of the Levant aquifer, if not there, where and when will the DMN ever hold the oil and gas industry accountable?

NOTE: In May of 1984, Tim and Debbie Short along with their three sons moved out of their home and into a trailer in Ellery, 13 miles away. Their polluted house remained unsold for many years, gradually decaying. After spending several thousand dollars on a consultant and a lawyer, the Shorts filed a lawsuit in 1986, but ultimately did not take their suit to trial.



FRACKED, con't from Pg. 6
owners along the proposed route of the Constitution Pipeline, their homes and acreage are much of their net worth. Along the swath cut by the pipeline, property values will fall dramatically, and net worths will drop accordingly. Don't forget, that steel pipe will have been purchased from the lowest bidder. In the event of a pipeline explosion (so common that we read of them weekly), a 30-inch pipeline like the Constitution, operating at the pressure that Cabot/Williams has proposed, has a kill radius of 3,500 feet. That's a circle of fire, death and destruction nearly a mile and a half across. What will the market value be of a property within that circle? Will the Pipeline offer enough for an easement to make up for the owners' financial loss?

For the full text of the article in *The Nation*, go to: <http://www.thenation.com/article/171504/fracking-our-food-supply#>



Cross Section: Slice through the earth above the hamlet shows groundwater flowing from the recharge area on the hill to discharge area in the valley. This flow can carry shale gas from uncased gas wells 4,000' deep to Short's water well 120' deep. While Weiler 1 is cased down to 652', other gas wells in the area are cased down to only about 300'.

earthquake as the cause of the onset of pollution rather than the drilling of local gas wells.

The tenacity of Mr. Short, the scientist that he hired, and government officials at all levels pressured DMN into producing hundreds of pages of reports. Yet in over five years of investigations, DMN failed

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ARTS AND ENTERTAINMENT

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EKPHRASTIC POEM BASED ON A JAPANESE PAINTING OF A PEACOCK

By Lilliana Bevilacqua, Franklin, NY, 7th grade

His beautiful greens and blues draw me in,
But will the peahen choose him?
In this rocky landscape
It's hard to look away,
His feathers swoop up,
While rock formations are carved the other
way.
His fifteen eyes never blink,
His trail like a train,
And his head like a crown,
He's fit like a king

An ekphrastic poem comments upon another art form, i.e., a poem about a painting or photograph (from the Greek word for "speech" or "expression").



child come home, by Charlie Bremer

one up...thus plus and more so

being swallowed whole
in the dark of night around
her beautiful circular vessels
gives flight to all of us

By Charlie Bremer

Art is about transformation. We witness alchemy as the body and muscle of another person transmutes raw physical materials - clay, pigment, wood, metal, stirred with animated frequencies of light, sound, text, emotion, saturated with the elements: heat, air, water - and ultimately reshapes them with such grace and power as to transpose our sense of space and time. Through art we rise up, we take no-

tice, we fall in love, we remember, we are moved to act, we join together, and we again recognize what and that we understand. We mark our place.

In the summer of 1961 at the edge of a roadside parking lot in western Wyoming, I encountered the most beautiful valley I had ever seen. I was eight years old, almost nine, and our family had traveled west camping for three long months over the summer. We were south of Yellowstone and just east of the Grand Teton Mountain Range with Jackson Hole Lake before us. On my lap was a blank sketch pad, in my hand a drawing pencil, and my mother had placed a box of American Crayon Company pastels at close reach. What followed, for

See **ONE UP**, continued on Page 12

AT THE LIBRARY

JIM MULLEN REVIEWS NEW BOOKS



THE DOUBLE GAME

By Dan Fesperman

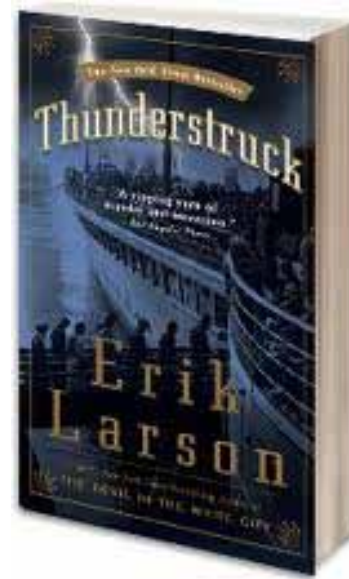
This clever book is a giant wet kiss to the great spy novels of the Cold War by John Le Carré, Len Deighton, Frederick Forsyth, Ken Follett and Desmond Cory. Our middle-aged anti-hero, Bill Cage, grew up in a string of European capitals as the son of an American mid-level career diplomat during the 60s. Though once a reporter, he makes a good, but boring, living in PR. Now, in 2010, following some mysterious clues, he revisits his childhood hangouts and slowly realizes that his father was more than he seemed, maybe even a double agent, and that he even used his unaware son to pass secrets to an ever-widening ring of spies. Amusingly self-referential, the secrets are

this biography of Guglielmo Marconi and his invention of long distance wireless radio at the turn of the 20th century. Except for his name, who knows much about Marconi? His father

THE COLD DISH

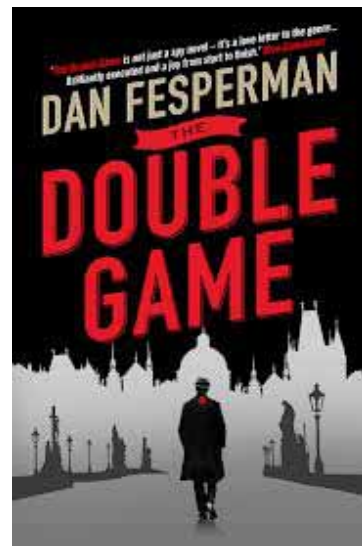
By Craig Johnson

Mystery writer Tony Hillerman's death in 2008 put an end to a popular series of detective stories set in desert Southwest, featuring Lt. Joe Leaphorn of the Navajo Tribal Police. There was always a clever mystery to be solved in his books, but the larger mystery of "What does it mean to live on this piece of Earth, as opposed to all others?" could never be solved. Making the stomping grounds of the detective an essential character in detective stories has taken over the genre - Donna Leon's Venice, Janet Evanovich's Trenton, Denise Mina's Glasgow, John Burdett's Bangkok, Peter Robinson's Yorkshire, Alexander McCall Smith's Botswana, Andrea Camilleri's Sicily - just to name a few. A worthy successor to Hillerman is Craig Johnson's Sheriff Walt Longmire series (THE COLD DISH is the first of ten), which takes place in the remote northwest cor-



was Italian, his mother was Irish and though raised in Italy, he spoke English fluently. He was not a scientist and knew little about radio waves, other than that they existed. But then, no one else in the world knew much more about it than he did. It was by trial and error that he developed his first wireless at the age of twenty. It could ring a bell across a room. Within seven years he could send signals across the Atlantic. The parallels between Marconi and Steve Jobs are downright eerie. They were both involved in transformational technology and they were both obsessive, difficult bosses with lousy people skills. Is that what it takes to change the world? I doubt it. After all, there are millions of lousy bosses, but only a few world changers.

As he did in WHITE CITY, Larson reels out an almost completely unrelated gruesome "true crime" story in every other chapter. The point, I guess, is to show that Marconi's new radio was a useful crime stopper, but that is hardly radio's prime function. It would have been better had he weaved the two crime stories together in one book, and the two creative stories together in another.

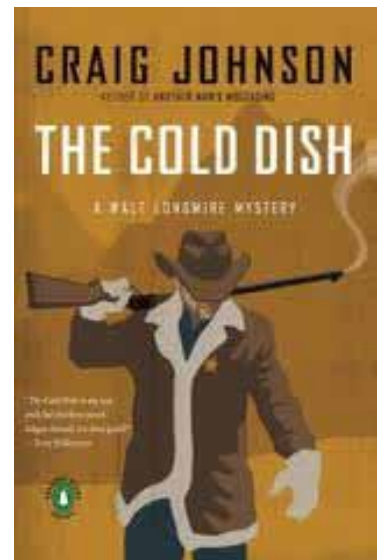


often passed in historic spy novels, in dusty, back-alley book stores. It never addresses the inherent silliness of the Cold War - what big secrets were the spies after? Gee, can we find out the "secret" of where all the Russian toilet paper went? Can we find out the "secret" of their empty department stores? It's like the secret of writing a great spy novel. Knowing it doesn't mean you can do it.

THUNDERSTRUCK

By Erik Larson

From the author of the bestseller THE DEVIL AND THE WHITE CITY, about the World Columbian Exhibition of 1893 in Chicago and its tremendous influence on art and architecture for the next half century, comes



ner of Wyoming where the Anglos and the Cheyennes on and off the Rez have an uneasy relationship, where cell phones and police radios don't always work, leaving the author plenty of opportunity to let the sheriff figure out plot twists for himself. Written in the first person, Sheriff Longmire is everything you'd want in small town Western sheriff, part Andy Griffith, part Marshall Dillon, part Tonto and Cochise, part Sherlock and part Watson.

Ya'ah'tee, pardner.

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“Governor Cuomo”

Sung to “Oh, Susannah”

Lyrics by Kathryn Gibson

Oh down in Pennsylvania, a fracking they did go
And they took out all the water and the methane, it did glow.
The trucks are heavy, they are full, of chemicals unknown;
They’ll drive all day and through the night, no sleep for anyone.

Oh, Gov’nor Cuomo, don’t bring no fracking here
Don’t pollute the air and water, for the future we do fear.

People stand to gain a lot of cash for gas beneath their land,
Many thousand trucks will gash the roads, our lives, they will be damned.

When we sell our children’s legacy and poison far and near,
They will not come back for anything, for nothing will be here.

Oh, Gov’nor Cuomo, you know that fracking’s wrong,
The gains, they’ll be a-fleeting, and the woes, they’ll last so long.

It’s a simple clash of values, ‘tween the money and what’s safe;
Don’t endanger all our children’s health, their water or their faith.
Children count on our morality to know what’s right from wrong.
But no money in the world will save them, when they’re dead and gone.

Oh, Gov’nor Cuomo, don’t frack Marcellus wells;
It pollutes our precious water, and our lives will go to hell.

“America at Risk”

Sung to “America”

Lyrics by Kathryn Gibson

Forget the beauty, spacious skies, forget our waves of grain.
They’ll disappear as fracking wells take over all our land.
America, America, do not fall prey to greed,
And think it through, we must be true to all our common needs.

Our water, land, the air and streams must be pollutant-free,
Or health is gone, and gone will be our children’s legacy
America, America, we ask you everyone,
Be circumspect, have self-respect, fight drilling now and on.

Our countrysides, our peace of mind, will die from trucks and blight:
They’ll rape the streams and roads we drive throughout the day and night.

Oh citizens, let’s join the fight and reason one and all,
And make our voices heard as one: stop fracking now for all.

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ONE UP, continued from Page 10

the first time in my conscious life, I can only describe as *being swallowed whole* by the landscape before me. More than half a century later I can precisely recall the weightlessness of my body as I perceived myself floating foreword into an extra-dimensional space, the enormous valley floor between where I sat and the magnificent distant range of mountains beyond. The more I concentrated on visual artistic perceptions, the further and faster I levitated into the vast immense air. Shapes of trees, textures on the low hills, hues of green and umber in earthen vegetation grew completely sharp with light as I hovered optically over the earth. This out-of-body experience seemed like a trick the mountains themselves had conjured to combine with my youth and my intense concentration of artistic observation. Whatever it was, I loved it. The act of drawing had guided me to look closely, and the power of that moment through art



A Mimbres pottery design

was for me a luminous birth. Had I not been looking with the specific determination to draw and sketch, I believe I would never have experienced the Tetons Range so deeply that, to this day, I can see that valley clearly, in every detail.

From Jackson Hole, our family continued south and west that summer, crossing into Utah, traversing the plains of the Great Salt Lake, visiting ancient Anasazi cliff houses and passing through Four Corners, where we entered Navajo territory in present day New Mexico. One morning we broke camp outside of Santa Fe and drove to Pueblo San Ildefonso, arriving close to noon at the home of potter Maria Martinez. She was somewhere in her mid-seventies and reminded me of an ancient juniper, growing above tree line on a western plateau. I am fairly certain I never spoke a word to anyone that day. I just watched as this remarkable woman demonstrated her clay work, served us some lunch and tended a firing of pots which appeared as a big smoldering pile of dried animal dung and sticks nearby on the ground. She polished her simple plates and bowls with smooth stones and then painted each of them with a clay slip as smooth as cream. As a young boy I was completely in love with clay, and still am. What Maria did for me with this refined earth was pure magic: she gave it wings

both literally and figuratively, with black on black creation. Her work space and art gave life to my seeing beauty in a hand-made object, and her wings, in every sense and meaning of the word, took their flight *in the dark of night around her beautiful circular vessels*.

Diversity and a prevalence of art have always testified to the health and well-being of a culture. The island of Bali, as recently as the mid twentieth century, had close to 85 percent of its population involved in some form of art, be it music, painting, sculpture or dance. Anthropologists have credited its centuries of security in semi-isolation, with abundant fresh water and a developed agriculture, as the catalyst for its remarkable artistic embrace. Likewise, the Mimbres Indian culture of southwestern New Mexico inhabited a very small narrow fertile valley for almost one thousand years of peaceful existence, and produced some of the most remarkable graphic black and white designs on pottery the world has ever known.

Last weekend, on a beautifully mild Sunday in late February, Martha and I stood on a lowland rise along the western shore of the Hudson River. The snow-capped mountains of the Catskills rose majestically to our west and geese gathered in the calm estuaries at the water's edge. We were there in this quiet, semi-remote reach of land between mountain and river at the request of a friend, to offer suggestions towards the design and construction of a remarkable organic structure to be built on the site during this coming year. A sound temple, with walls of woven white oak, will rise like a sacred flower along the river. An architectural vessel of acoustic vision, honoring the art of handwork. A form for the future by a group of young artists who have arrived at the helm of this boat just as their time takes to a new light. This, like all art, is hard to contain or describe with words beyond its own remarkable skin. A pulsating heart that gives life to form and brings color to blood *gives flight to all of us*.

otego, new york
february 2013

Photos by the author



Field Notes, by Charlie Bremer

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Sara Milonovich and Daisycutters



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Daisycutter

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Session

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Walton Theatre

Tickets:

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waltontheatre.org, and 865-6829

Adults \$14, Seniors \$12, Family \$30

FLEASED, continued from Page 7

we asked Fleased.org to come back to the region. Geologist Ellen Harrison and Attorney Joseph Heath were presenters for FLEASED FORUM/Chenango County, on Thursday, March 14th, 6:30 pm, at United Church of Christ, 11 West Main Street, in Norwich.

If the industry doesn't have land to lease, they can't operate.

Mina Takahashi is an organic farmer and concerned resident of Oxford, New York.

For more information, contact concernedresidentsofoxford@gmail.com.

FRANKLIN TOWN BOARD MEETINGS

Town Board meetings take place on the first Tuesday of the month, unless otherwise specified, and are held at 7:30 PM at the Town Sheds at the intersection of NY State Route 357 and County Route 21.

The current schedule is as follows:

April 2nd

May 7th

June 4th

July 2nd

August 6th

September 3rd

October 1st

November 5th

December 3rd

December 27th

Budget workshop

Budget hearing

Organizational Meeting

Meetings may be rescheduled.

To confirm, call the Town Clerk at 607-829-3440

Have you noticed that Jack's grip on reality is weakening? Not without good reason, of course. You may find yourself headed there, too, in the latest installment of...

MURDER AT THE FARMERS' MARKET

Remember Clyde? The president of the Rotary Club?

There he was hunched over the Poobah throne room table, scribbling madly with a ragged feather - by candlelight no less, using his nose to turn the pages. Okay, weird shadows, but really? And the purple spot on the end of his nose. What's up with this guy?

I waited patiently, watching to see what he would do. Sooner or later one of us would have to go to the bathroom and I was hoping it was he. Sure enough.

As he left the room, I ran to take a peek at his ledger. There, carefully arranged in neat columns, were matching notations of the receipts I'd removed from the crates in Dick's barn.

That was good enough for me. I tiptoed out as quietly as I could and practically held my breath all the way home.

Ok, so Clyde is nuts, something is not round about the Rotary, and there's some connection between them and the fracking companies.

Time to call another meeting of the seven.

Went to have my computer serviced with the result that it doesn't do anything now but it does it a hellavalot faster than before.

Just for fun I tried to schedule our meeting at the Temple's first-floor conference room but there was an existing conflict between the Polarbear Club and the Hot Tub Club.

No love lost there.

So we were back at Danny's even though he wasn't there. He left a message to start without him, so we did.

Well, Donna's gone. I knew she'd been hiding out at Bro-in-law's house and the company probably sent her off to work another community someplace far away. Good riddance. I'll think of her every time I see a Dalmatian.

No arrests yet for poor Tommy Tomato. They'll call it an act of God or something, though no one will defend Him in court.

I told everyone about Clyde, the crates in Dick's barn, and the Rotary Club connection. We did some spectacular speculation.

The drillsite trucks had apparently been repaired without fanfare. I'm sure it won't be itemized on the next stockholders report.

No one was saying anything about the golf balls or Mayor Jimbo's fingerprints. Might come in handy later on though.

Then Wilson started in on his latest experi-

ment. He was convinced that the slight radioactivity of the chemical soup brought up from the wells and deposited for evaporation in the holding ponds was able to not only support life but to create it.

Here we go.

For some time now he'd been taping ears of GMO corn to bolts of his crossbow and firing them into the toxic ponds at the drill sites.

GMO + chemical soup + radioactivity + a dash of radon = life not as we know it.

Unfortunately, his dog kept retrieving the bolts. That mutt was beginning to grow feathers. His eyes had an orange tint to them and his greenly glistening tongue was longer than a NYC ticket line.

So we were all staring at Wilson's dog when Danny burst in. He'd been cleaning up half a herd of mutilated deer found up on one of the ridges. He was frantic. This time it wasn't the domestic dogs.

This time the dogs were dead too.

Are you thinkin what I'm thinkin?

Some dogs were bred for beauty, strength, or stamina. Others for hunting, swimming, racing, or security. Some were bred for guidance, patience, or loyalty. Chihuahuas were bred for target practice. At least they have a chance

Dachshunds are pretty good eating.

But pugs were bred purely for pity.

Another new vendor! Catskill Souvenirs. Handmade by hand, can you imagine?

Little plastic carnivorous cows, vampire weasels, plastic divining rods, LP gas tank camocovers, shooting gloves (no forefinger), shooting socks (no big toe), socks you can put on with one hand, steel-toed flip-flops, and what's this? Miniature round haybales. Cute.

What!?

Organic toilet paper?

Good God.

The movies have come to town! Big budget blockbuster disaster film. Working title: 'Earthquake'. I got a job as a driver for the equipment director. People all over the place. No wonder the credits take half an hour these days.

So we were expecting that the special effects would all be computer generated. Turned out that they'd be doing some for real.

Uh-oh.

And how were they going to do this?

Hire some of the local gas company frackers. After all, if you wanted to create a man-made earthquake you'd drill a deep hole, set off an explosion and create massive pressure underground causing geological shift.

The very definition of fracking.

Badda-bing, badda-bam!

Profit's the thing

People are Spam.

We were amazed at how quickly the town board issued permits to the film company. They cited jobs as a convincing reason.

Jobs that last a couple of months. Golly.

Then it's back to the major question facing Americans each day.

'What do we do when the movie's over?'

The four-lane divided highway used to pass through a ghost town called Freedomville. One gas station, one church, one snack joint, and one closed restaurant.

And one stoplight.

That stoplight prevented a 'toll-appropriate' interstate designation, so the state spent millions to build a bypass. Now, Freedomville is a ghost town again. Or twice.

What's the ghost of a ghost? How dead can you get?

Sort of like being just a little bit pregnant.

The local custom of using willow rod diviners to find water and check pregnancy in cows could be extended as a value-added service on the bloodmobiles or at the Farmers Market.

I guess there'd have to be a tent because some people might not want to know.

Maybe that's why Jeanie keeps falling off the willow tree swing.

A creature from the frack lagoon?

Next thing you know we have crop circles and cattle mutilations, UFO sightings and bleeding portraits of Elvis.

Weaponized publicity and tourism! Not a bad idea since they'd never frack at Disneyworld or Area 51, no matter how much gas there might be. Cinderella's castle would be a perfect cover for a drilling rig though. Maybe it already is.

One thing was for sure. We had to prevent the Rotary Club from choosing Wilson's Swamp Thing as the next exchange student to Afghanistan.

To be continued...

PIPELINE, continued from Page 6

sor Robert F. Kennedy, Jr, who still operates it with Professors Karl S. Coplan and Daniel E. Estrin, and a team of ten eager third-year law students. This past fall, STP was honored to be invited to retain PELC as its legal counsel. In September, when the Federal Energy Regulatory Commission (FERC) announced that its first public hearings on the pipeline would be held in October in New Milford, PA, Afton and Schoharie, we were ready to testify. Our speakers outnumbered the pipeline supporters by thirty and forty to one.

State and federal level politicians now took notice and tried to get us off the industry's back with a proposed route along the

I-88 corridor. None of us who had been researching pipelines believed that this was a serious proposal - too much of a planning and tactical nightmare - but legislators in Otsego County jumped at it, hoping to cash in on some industry handouts.

Now, that route is ancient history. A third route has been announced which does not touch Otsego County. It is very much like the first route but it differs in an interesting way. More on that to follow. In October, after STP protested that more public comment hearings should be held along the route, FERC added a hearing at Foothills in Oneonta. Stop the Pipeline reached out again to other groups and

together we got hundreds of people from Pennsylvania to Schoharie to rally outside Foothills before the meeting, and 800 people to pack the auditorium to capacity. Nearly a hundred made official comments. Of these, a mere handful - five people including the Mayor of Oneonta - spoke in support of the pipeline. When FERC invited comments about the pipeline on its website, once again hundreds of people responded. STP reached out to assist affected landowners with making comments on the FERC website and with sending letters to the Constitution Pipeline refusing to allow pipeline employees access to their land.

And the interesting thing mentioned before is

that when the third and latest Constitution pipeline route was announced, most of those property owners who had denied them access, found that they were no longer on it. STP is still reaching out to

help anyone whose properties are on the route and to encourage landowners to submit letters denying access.

Advocacy works. Join us. Find us at: www.stopthepipeline.org



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CLIMATE CHANGE AND HYDROFRACKING

By Tammy Reiss

In January, the draft National Climate Assessment Report was released for public comment.

On February 18th, more than 35,000 people converged on Washington DC for the largest climate rally in U.S. history.

Governments worldwide as well as our own locally elected officials owe their citizens a clear plan of action to reduce the greenhouse gas emissions fueling rising global temperatures.

The heavy industrialized mining process for natural gas known as horizontal hydraulic fracturing, or fracking, is a good example of how corporations and government worked in tandem to exempt this large carbon and methane producing process from the clean air and water acts. By doing so, they will help send Earth's carbon dioxide levels to the tipping point of 450 parts per million.

The following are some of the sources, direct and indirect, by which the process of hydrofracking causes climate changing gases to be released into our atmosphere.

• **Casings and Plugs:** Steel production is responsible for several billion tons of CO₂ emissions per year. Apart from the mining and refining of metals, the next most important source of carbon dioxide is cement production. These materials are used in large quantities in the con-

tainment of fracking fluids to keep them from contaminating underground aquifers.

Furthermore, large quantities of cement are used to plug unproductive gas wells. Steel used in this manner is unrecoverable and cannot be recycled. To replace what the oil and gas industry has consumed, the steel industry will emit even more CO₂.

Notably, the steel industry has started financing the drilling of fracked wells. Natural gas wells require enormous amounts of steel for their miles of gathering lines and transmission pipes that send the product to market.

• **Transportation exhaust:** fracking requires on average 3.5 million gallons of water, that is, 960 truck trips. Each well could be fracked up to ten times. That is, 9,600 diesel truck trips per the life of a top-producing horizontally hydrofracked gas well.

Product water or Flow-back and other by-products from the fracking process is toxic waste that requires being hauled off to landfills or transported for miles to injection wells. In addition to tons of trucked materials: sand, chemicals, water, cement, steel and heavy machinery used in the initial start-up of each well, large quantities of other carbon, methane and volatile organic compounds (VOC) and nitrogen oxide emissions are also produced from not only diesel trucks but from diesel generators,

drill rigs, transfer stations, condensation tanks and the flaring process of combustible gases at the well.

Researchers with the National Oceanic and Atmospheric Administration (NOAA) have confirmed findings of high rates of methane and VOCs, as well as nitrogen oxide which reacts with sunlight to form ozone, at natural gas fields.

We can change the future. Building a sustainable society is the greatest challenge that the world has ever faced. Society has now reached a peak in consumption of materials, but the high living standards of current generations in developed countries have been partly achieved by borrowing from the future and ignoring the impacts on the environment and generations yet to come.

Our elected officials and the public need to agree on spending cuts, tax increases (carbon tax: the U.S. on a federal level only charges \$6.00 per metric ton of carbon emissions compared to Switzerland's \$141.00 p.m.t) and new investments in renewable energy that would be phased in as the economy improves, as well as higher efficiency standards for power plants, buildings and appliances, plus affordable electrical vehicles.

Until then if you would like to submit a comment on the draft National Climate Assessment, log on to the review and comment system at review.global-change.gov.

The deadline for

comments is April 12, 2013 at 5pm EST. Winston Churchill once said, "Americans can be counted on to do the right thing after exhausting all other options."

We need to do so before it is too late.

Tammy Reiss lives in Butternuts, NY



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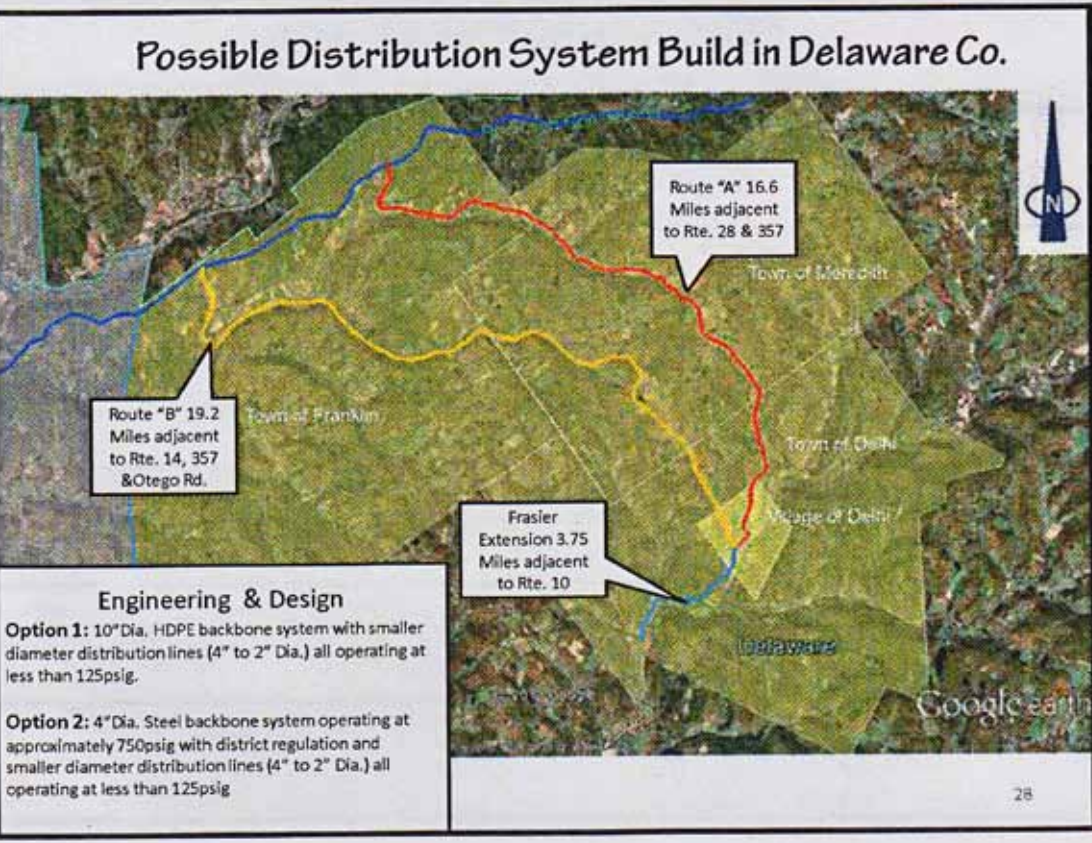
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Map of Proposed Leatherstocking Pipeline - See "Construction Ahead" on Page 3



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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. in the Town Board Room or at a member's home. 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 habit of living, and to put it to work here in Franklin, for a brighter, more sustainable future..

WE HOPE YOU WILL JOIN US!

For meeting times, location and directions, email us at

nfr@franklinlocal.org

or check out the new community calendar on our website:

<http://franklinlocal.org/calendar/>

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The New Franklin Register is an independent entity funded by our local advertisers and contributions from interested friends. We have no granting organizations to answer to, and no taxpayer dollars come our way.

**GEOHERMAL DETAILS:
 More from Max Alexander of *This Old House* On Line**

What it is:

An electrically powered heating and cooling system that transfers heat between your house and the earth, using fluid circulated through long loops of underground pipes

How it works:

An indoor heat pump uses a basic refrigeration cycle - evaporation, compression, condensation and expansion - to capture and disburse heat from and to the ground to warm the house in winter and cool it in summer.

Why you'd want one:

Cuts home heating and cooling bills by 30 to 70 percent. Eliminates noisy outdoor compressors and fans. Reduces greenhouse gas emissions by the equivalent of planting 750 trees or taking two cars off the road.

What to look for:

For federal tax credits, pumps must meet Energy Star efficiency standards. For closed-loop systems, you need an EER of 14.1 and a COP (coefficient of production) of 3.3.

Where to get it:

To find manufacturers, visit the **Geothermal Heat Pump Consortium** web-

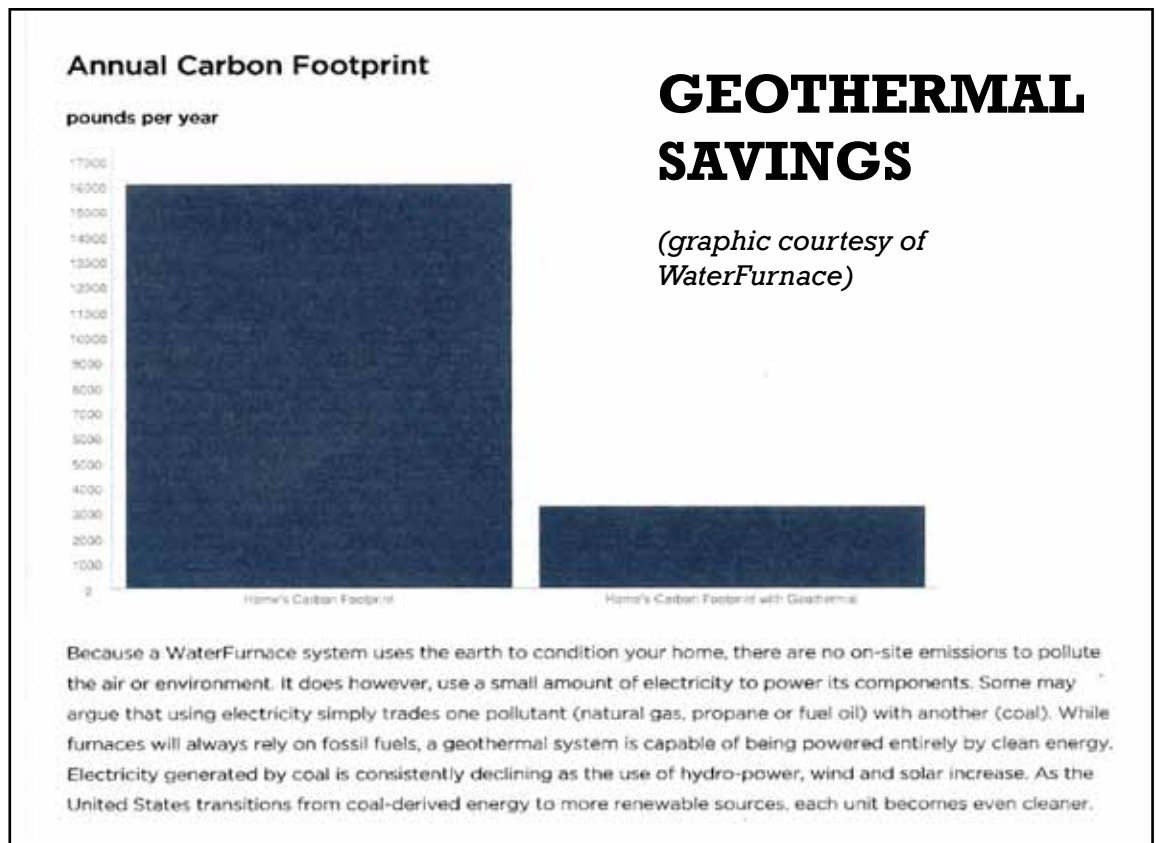
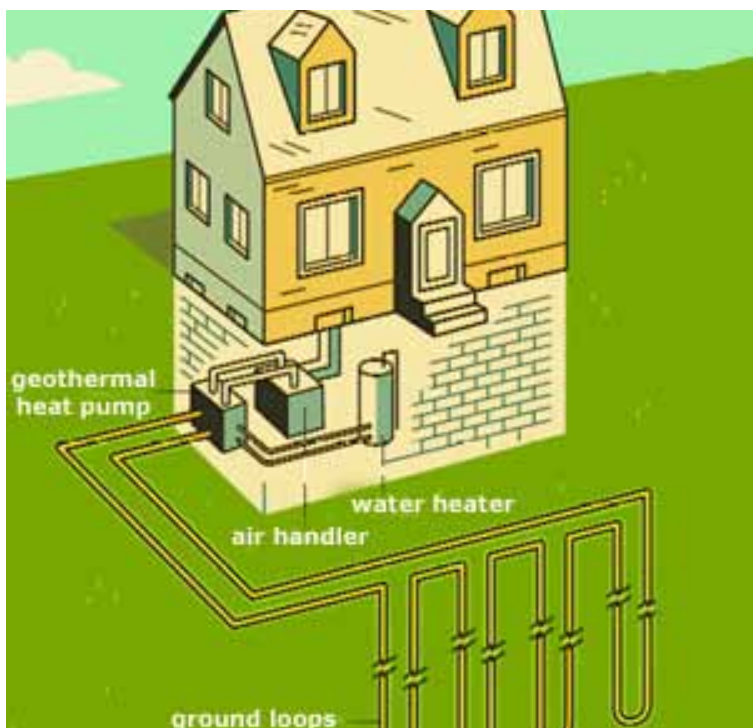
site. To find trained installers and designers who know the local geology and how to size systems for maximum efficiency, go to the **International Ground Source Heat Pump Association's** website.

What it costs:

\$15,000 - 20,000 installed, for the system, including ground loops, heat pump and controls. The **Database of State Incentives for Renewable Energy** (dsireusa.org) provides up-to-date information on state incentive programs.

Can I retrofit one?

Retrofitting a ground-source system is not difficult, as long as burying the ground loop is feasible. A house will need ducts to distribute cool air on hot days. Those same ducts can provide warm air in winter. Some geothermal heat pumps can hook up to an existing air handler. Other units come with their own integral air handler. Houses with hot-water heating can use geothermal systems, too, although additional radiators may be needed because these systems do not reach the higher temperatures of fuel-fired systems. This is not a problem for radiant floor heat, which operates at lower temperatures.





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10/2/2012	287 Center St	0.18	1 Family Res	82,000	115,000	Daniel P Sickler	Darryl Smith
10/3/2012	320 North Rd	78.70	Rural res	134,000	155,000	Brenda M Baldwin	John Morrisroe
10/10/2012	County Highway 16	4.62	Rural vac<10	22,000	21,500	Frank Smith	Robert S Sr Utter
11/2/2012	287 Hodge Rd	0.50	1 Family Res	72,000	80,100	Lillian Avery	R. David Buel
11/5/2012	95 Hodge Rd	1.13	1 Family Res	84,000	153,000	Ethel Hillis	Raymond Giardinello
12/3/2012	6348 Dunk Hill Rd	1.10	Mfg housing	29,000	15,000	Joseph Serrano	Apostolos Rigas
12/7/2012	138 Church St	21.10	School	New	0	Kellogg Cent. School	Del. Academy Cent.
12/12/2012	7563 County Highway 16	2.10	1 Family Res	82,000	3,969	Delaware County	C. Martyr-Finne
12/12/2012	39 Stockman St	0.20	1 Family Res	90,000	7,500	County of Delaware	James Gavin Small
12/13/2012	Campbell Rd	5.64	Rural vac<10	21,000	10,000	Joseph Laplante	James O'Hara
12/14/2012	392 Snake Hill Rd	5.10	Vac w/imprv	15,000	17,500	Lori Paulson	Lisa Galasso
12/19/2012	138 Church St	5.48	School	New	150,000	Del. Academy Cent.	OSP Capital LLC
12/21/2012	148 Case Hill Rd	0.25	Family Res	77,000	69,000	Michael T Boyd	Jessica B Eubanks
1/11/2013	7261 State Highway 357	4.93	1 Family Res	126,000	160,000	David Buel	James B. Hickman
1/18/2013	8867 State Highway 357	1.20	2 Family Res	158,000	187,50	Barbara Cleaveland	Delbert R VanDyke
1/28/2013	Snake Hill Rd	11.00	Rural vac<10	36,000	32,000	Deborah A Conway	Andrew J Warner
2/1/2013	4664 County Highway 14	0.50	1 Family Res	79,000	87,500	Rita Szczesh	Andrea B Camarata



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