

## ROUNABOUT REVISION

Staff Report

The New York State Department of Transportation has revised the plan for the roundabout at the intersection of state highways 357 and 28. This came in response to concerns from the Howland family who live just north of the intersection.

The change moves the transfer lane of Rt. 28 South to Rt. 357 West (the dark gray band on the plan) so that a vehicle speeding without brakes might pass by the circle on the western side and continue into the fields to the south.

The current schedule is for bids to be let in June of 2016, with construction to begin in the fall of 2016 and



Revised plan of intersection

be completed no later than spring of 2017. This work could overlap the construction of the Constitution pipeline, which would use both routes to supply the project.

The cost is estimated at \$850,000, which is to be paid by the Federal Highway Safety Improvement Program.

## HELP IS NEARBY

### Family Health & Community Walk-In Opening in Franklin

By Patricia Tyrell

The onset of the school year heralds the start of cold and flu season, with the kids bringing more from school than homework - sniffles, coughs, upset stomachs, leading to more frequent visits to a medical practitioner. For too long, residents of Franklin have been required to seek even basic medical care outside town limits.

Family Nurse Practitioner (FNP) Gregg Kujawski is working to change this, now offering quality and affordable community health care just outside the village, with care focused on the patient. A graduate of SUNY Delhi's Registered Nursing program, Syracuse University's MSN program, and a board certified FNP since 2001, Gregg has been providing medical care to individuals near and far for more than fourteen years.

For more than a decade, Gregg has



FNP Gregg Kujawski Photo by the author

provided health care within a number of communities, beginning in Monticello and Kingston and, working his way closer to his hometown of Franklin, at thriving practices in Norwich and Walton. He has also affiliated with several area hospitals, providing emergency medical services, including: Delaware Valley Hospital, Chenango County Memorial Hospital, Catskill Regional Medical Center, and A.O. Fox Memorial Hospital.

With his diverse experience and dynamic personality, Gregg has committed

See **HELP**, continued on Page 5



Don and Louise Hebbard in their sun-warmed dining room

## LIVING LIGHTLY ON THE EARTH

By Carole Marner

Photos by Eugene Marner

We are all deeply embedded in a society that thrives by exploiting resources while polluting the environment. This is not something we can change overnight nor even in a few decades. Our industrial revolution developed within a history where scarcity was a certainty and abundance a rare blessing. This is still true for most of mankind but we, the fortunate benefactors of the plenty produced by the scientific innovations of the last couple of hundred years, are finally becoming aware, thanks to that same science, of the perils and the high price of the path we are on. We are learning that we can gradually slow the pace of our pillaging of earth's riches -- without going back to living in caves -- by continually deepening our knowledge of the ways things work in nature.

So what can each of us do?

With every decision, we must consider the destructive impact of the way we live, how it is caused and how it can be mitigated, so that the impact of our lives can achieve greater harmony with nature.

See **SOLAR**, continued on Page 11

2015 ELECTION SPECIAL

SEE PAGES 6 AND 7

VOTE NOVEMBER 3<sup>RD</sup>

## PILOT PRETENSE

By Brian Brock

Property taxes are the primary support for local governments. In the Town of Franklin, the 2014 budget of \$1.85 million was supported by \$1.29 million of property taxes – seventy percent of total.

Should the Northeast Energy Direct West (formerly Supply Path) pipe-

line be built, Franklin might receive substantial property taxes on the mid-stream compressor station. The Constitution pipeline would eventually need a similar facility to boost capacity, although not necessarily in Franklin. Not surprisingly, these taxes are cited as the principle

See **PILOT**, con't on Page 17



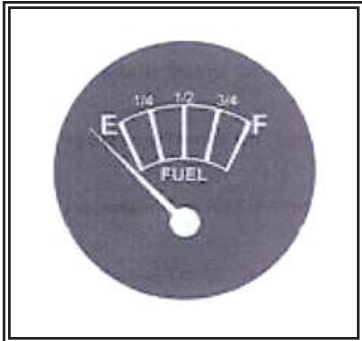
The name Lucky Dog came about because we like to take in strays, says Richard Giles, who, with his wife, Holley White, owns the certified organic Lucky Dog Farm in Hamden. They also like challenges.

Giles hails from the farms of Mississippi; White comes from Texas. But they met in New York City, and in 2000, following a yen to leave the metropolis, they bought a 45-acre dairy farm in the valley that borders the West Branch of the Delaware River. The cows were long gone.

See **LUCKY**, continued on Page 15

## THE LUCKY DOG FOOD HUB

By Alexis Greene



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# Your Neighbor's View...

## TO OUR GOVERNOR AND MY NEIGHBORS

Sidney is the "industrial hub" of Delaware County, says the IDA. Three of our four Superfund sites are attributed to Amphenol. The federally regulated Superfund program is designed to remediate the worst cases of pollution nationwide that local municipalities cannot pay for. Industry has been putting bread and poison on the table in Sidney for generations.

Amphenol's jobs are repeatedly and singularly cited as the reason to allow Constitution Pipeline through NY. Amphenol employs possibly seven hundred workers, down from the nine thousand of fifty years ago. Most workers now are

out of state, in Canada or in Mexico, a country with the least environmental and worker safety protections. Empire State Development gave Amphenol \$750,000 to stay in Sidney after floods in 2006 and 2011.

With money Amphenol is not paying in US corporate tax, and money they are not paying US workers, why do they still have their hand out to cash strapped Delaware County? CEO Rick Aiken said it is wages not fuel costs that make working in the states uneconomic. Later, that same \$750,000 was supposed to be used to "tap" Constitution Pipeline. Perhaps Leatherstocking's four taps were never economically feasible and this gas is for export? Constitution Pipeline spokespersons have been backpedaling and

trying to convince New Yorkers that this project will benefit us, when it is really an example of greed, land theft (over a hundred twenty properties served with condemnation orders) and an arrogant industry dictating terms to our DEC.

If this sales pitch is successful, we lose our greenfield status and will live with sickening fracked gas infrastructure for the rest of our lives. If fracked gas makes a mess in Sidney or Franklin, which might get a Compressor Station, the oil and gas industry is exempt from EPA Clean Air And Clean Water regulations and from Superfund cleanup protection legislation.

Small towns like ours will be on their own.

Cathy McNulty  
Sidney Center NY

## ON CARE FOR OUR COMMON HOME

Stock markets and economists are closely watching how consumers will respond to the landmark encyclical letter from Pope Francis, *Encyclical on Climate Change and Equality: On Care of Our Common Home*.

The seventy-eight year-old Pope sees first hand the effect a global economy is having on Earth. His insightful and informative words are grounded in scientific data. The letter is an appeal to the ethical side of humanity and is meant to unite and incite action from us and politicians alike, of all faiths and no faith. We're asked to use science and religion to start a fruitful and intense dialogue: "As often occurs in periods of deep crisis which require bold decisions, we are tempted to think that what is happening is not entirely clear."

The 246 numbered paragraphs read like a roadmap and final wake-up call for preserving human dignity and quality of life. It speaks to all generations, from this generation's "disconnected" youth to Baby Boomers. We are asked to face reality and take an honest look at ourselves and how our consumerism, bereft of social and ecological awareness, will be our undoing if we don't act immediately. "Our freedom fades when it

is handed over to the blind forces of the unconscious, of immediate needs, of self-interest, and of violence." The reader is given inexpensive suggestions on how to become a happy, sustainable consumer. This way we can show a conviction and attitude to protect Earth and the environment.

Many references are made to developing renewable energy globally, from community cooperatives to transportation, and the need for adequate storage technologies of this clean energy. More emphasis is placed on informing the reader than on browbeating the fossil fuel industry, presuming that people know that coal, oil and natural gas are highly polluting forms of energy and need to be replaced immediately.

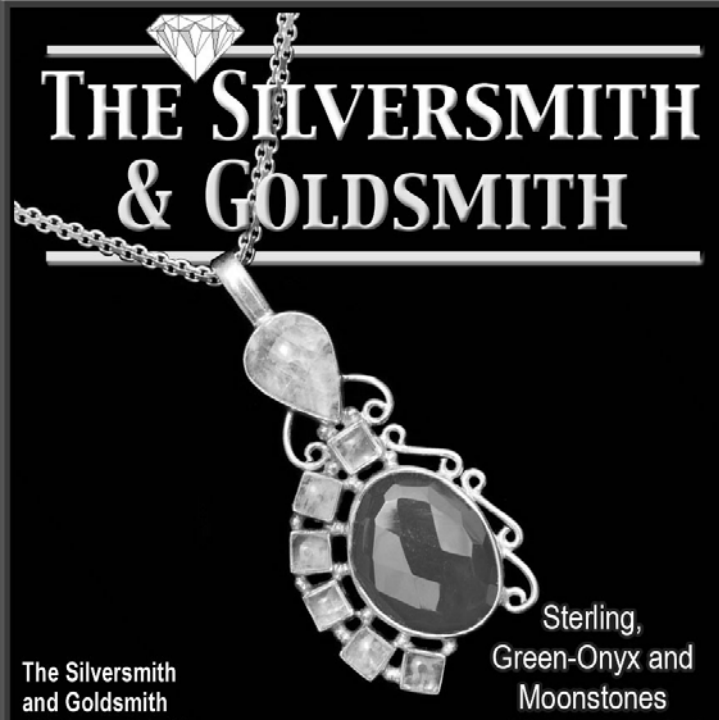
Though gas is mentioned as a lesser polluting fossil fuel, the Pope doesn't let the industry off the hook! Many paragraphs speak directly to industry and our wastefulness. The letter also thanks all those working to protect the environment from human exploitation, for instance, the work being done to slow the oil and gas industry's ever expanding infrastructure and horizontal hydrofracking: "When a project may lead to a greater use of natural resources, higher levels of emissions or discharge, an increase of refuse, or significant changes to the landscape, the habitats of protected species or public...The culture of

consumerism, which prioritizes short-term gain and private interest, can make it easy to rubber-stamp authorization or conceal information."

Will Pope Francis' words of love for our common home and its inhabitants fall on deaf ears, or will his words move us to do our part to make a difference? "Obstructionist attitudes, even on the part of believers, can range from denial of the problem to indifference, nonchalant resignation or blind confidence in technical solutions. We require a new and universal solidarity."

Tammy Reiss  
Otego, NY

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## APOCALYPSE NOW? Then what?

By Patricia Tyrell

Originally, this article was to examine apocalyptic beliefs among "thirty-somethings" and the impacts of such thoughts upon behavior and society overall. Being a thirty-something, I have observed my cohort generation (including myself) as being particularly invested in apocalyptic fantasy and anticipation: a generation raised upon the precipice of pre-apocalyptic probability. We have, after all, survived at least five major apocalyptic predictions in our relatively short life spans.

But as I looked more closely, I saw that a looming doomsday is on the minds of many people of all ages, and for many reasons. Religion has always provided a significant source of apocalyptic beliefs. Contributing to Armageddon angst for nearly as long as religion are politics and class struggle.

New to the apocalyptic stage is The Great Grief, a term coined to describe *pre-traumatic* stress disorder. Symptoms of The Great Grief include anxiety, depression, fatalism, hopelessness, and the loss of a sense of control *in the face of climate change*. Persons directly affected by climate change may actually experience trauma and shock, and so exhibit these symptoms more severely. (1)

These days, religion, politics and climate change all contribute, independently or in lock-step, to a feeling of being imprisoned in an immutable destiny. As with religion and politics, any real discussion of climate change is a social faux-pas, often eliciting accusations of fanatic environmentalism and/or anti-capitalism. But though its roots may rest in religion, politics or climate change, we can talk

about apocalyptic dread more easily in our daily lives, perhaps because we think of The Apocalypse in mythic terms, much like Santa Claus or the boogie man - as something that will never really happen, a prediction favored only by "whackos."

Perhaps as a result, our culture is super-saturated in apocalyptic fantasy. Movies and television shows, video games, websites, radio stations and the media are often dedicated to our imaginary or imminent struggle to survive against some cataclysmic event. Daily conversations include statements such as:

See NOW, con't on Page 16

KENNETH L. BENNETT  
FUNERAL HOME

425 MAIN STREET  
FRANKLIN, NY 13776

607-829-2272





# FRANKLIN LOCAL

Local News  
Local Events

Local Issues  
Local Concerns



## CHRISTMAS STROLL 2015

Plans are well underway for this annual day of holiday celebration in Franklin - **Saturday, December 12th.**

Grandma's Pantry at the Methodist Church from 11:00 - 3:00 PM. Craft and Rummage Sale, Soup and Sandwich Lunch.

Farmers' Holiday Market at the Fire Hall from Noon - 4:00. If you would like to have a table at the market, contact Jan Mulroy or Betty Fischer.

Franklin Community and Railroad Museum will be open with many differently themed decorated trees throughout.

Senior Class Dinner and Chinese Market 4:00 - 7:00 PM in the FCS Cafetorium.

Santa and Mrs. Claus will come to the Fire Hall at 6:00 P.M. Free pictures taken of children with Santa and Mrs. Claus, plus hot chocolate and cookies, and a craft gift.

Mayor Tom Briggs has agreed to organize the Christmas Stroll house tour. We are looking for homeowners willing to open their decorated house for viewing. The tour is run in an open house, self-guided format. If interested, call Tom at 829-6885. If you would like to be on the tour but need help getting your house ready, we might be able to get volunteers to help.

If you have an event you would like to add to the day, please contact Kim Hyzer at 829-8820 or [khyzer@frontiernet.net](mailto:khyzer@frontiernet.net) for inclusion in the advertising.

## FRANKLIN FALL FEST

By Brian Brock

A good old favorite returns: the fall dance at the Franklin firehouse, hosted by the Greater Franklin Chamber of Commerce.

Mark it on your calendar for Saturday, November 7th, from 6 to 10 P.M. Come and catch up with friends and neighbors, and dust off your dancing boots.

The band will be Country Express, which makes Delaware County its home. It is known for its classic country sound of the greats such as Patsy Cline, Merle Haggard, Tammy Wynette, and Hank Williams. Mix includes newer country artists such as Faith Hill and George Strait. Also included is classic rock from the

50s, 60s, and 70s.

Female lead singer Terri Whitney was born and raised in Franklin. She now lives up on Franklin Heights. Other members of the band hail from Andes, Halcottsville, and Walton.

If you work up an appetite, the Fire Department will be serving hot and cold foods all evening.

You can also bid at a silent auction of thousands of dollars worth of local goods and services, with winners to be announced before the end of the festivities.

If you get foot sore, then you can take a break to bob for apples. You can record your evening at the selfie booth.

Tickets are \$5 in advance and \$6 at the door. They are available from Rich's Auto Body, Burgin's Auto Service, and the Chambers website. And if you haven't got your Thanksgiving decorations, theirs will be for sale.

For more details, check out the Chamber's website: [franklinny.org/fall-festival-2015](http://franklinny.org/fall-festival-2015)

Donations to the auction are welcome. Please call Rebecca at Rich's, 607-829-3583.

## LOCAL WOMAN HONORED

Staff report

Vivian Groat of Franklin was recognized by the Delaware County Office of the Aging for making the 2015 Outstanding Contribution by a Senior Citizen. This award has been given annually since 1983 to a Delaware County senior citizen who has contributed to improving the quality of life for the county's elder residents.

Mrs. Groat's contributions include: twelve years as president (current) of the Franklin/Treadwell Senior Club, member of the Washington Reading Club (the oldest such club in the United States), president and past vice president of the Delaware County Senior Council, treasurer of the Franklin United Methodist Club, 30 years on the FCS Board of Education, Chief Election Inspector, member of the Franklin Rotary Club, and overseer of the Inner Church Thanksgiving Dinner.

Today she resides at the Groat Homestead Farm off County Highway 21 in Franklin.



Country Express will play at the Franklin Fall Fest Nov. 7th

## THE MAYOR'S CORNER

With Tom Briggs

We have a picture window in the rear of our Main Street house that provides my wife and me with a great deal of cheap entertainment. In the winter I service a birdfeeder that seems to be popular with a large variety of birds, plus three or four crafty squirrels. In the warmer weather we can peer through the leaves and see the Franklin athletic field, which gets significant use. School children of all ages report to the field as soon as most of the snow melts.

Being a former small town baseball star, I watch with envy as boys and girls fluidly toss baseballs and softballs back and forth, limbering up for the sea-

son It has been decades since I was able to throw a ball without pain. The coaches demonstrate hitting and throwing dynamics, situation strategies, and teach the kids the same fundamentals of the game that I was taught when I was their age. That was in the fifties and there seemed to be an abundance of World War II vets who, after returning from whatever hell they had been through, were happy to be back home volunteering their baseball savvy and using "America's game" to craft another (what they had hoped would be) "great generation."

Games would follow spring practice and the cheers from camp-following parents and friends that would erupt after a significant action would race up and down the Ouleout Valley and up on to Main Street. Kids would be elated or

deflated, depending on the outcome of the game, and lessons would be learned regardless. Then summer would yield to soccer. The same scenario would unfold, with coaches running various drills, discussing strategies, blowing whistles and keeping kids focused on the activity at hand.



Scrimmages would follow, then games.

Now as the leaves release themselves to cover my back yard, I can see most of the soccer field again: cheers, groans, whistles, words of encouragement, swift judgement served on the officials when an unfavorable call is made. This is Franklin, and its young people and the

school are a significant part of the stuff that keeps our little community alive.

The real value here is not whether the kids win championships or whether they go on and compete in a larger theater. It's the training, discipline, self-sacrifice, team building and positive behavior that these young people are learning that will help them to be contributors to the greater good as adults. There is equal virtue found in the school's music program, and the elementary recitals, and the academic program in general. What is remarkable about our little school is that most of the staff truly care about these young people and are putting out great effort to keep them engaged and mindful of the community around them.

The school is not perfect, mind you. Not all students will end up as successful adults. There are just too many factors in play for that to happen. This is the twenty-first cen-

tury and our culture hasn't yet developed the tools to respond effectively to parental abuse, violent video games, drugs and alcohol, never mind a society that seems to have lost its ability to take the high road when faced with major challenges.

But we cannot disregard the importance of faculty members maintaining a high level of engagement with at risk students. It is this rapport that could very well dissuade a young person from retreating to some dark place where gun violence might become an option.

I take my hat off to all those who help to make Franklin Central School a safe, caring and learning environment for the children of our residents. As long as we have a school and as long as we have caring, engaging faculty members serving the community at large, the quality of life in this beautiful community will be sustainable.



## WILBER HONORED POSTHUMOUSLY

Staff report

At the thirty fourth annual National Fallen Firefighter Memorial Service, honored was James C. Wilber of the Franklin Volunteer Fire Department, who died from a heart attack on February 9, 2014 while reporting to a motor vehicle accident on State Highway 28. He had been a volunteer in Franklin since 1975.

Assistant Chief Wilber was one of the eleven firefighters from New York and seventy three more nationally who had died in the line of duty in 2014 and three in 2013 so honored on Sunday October 4th at the National Fire Academy in Emmitsburg, MD by the National Firefighters Foundation. Their names were added to the bronze plaque, and the family received a flag that had been flown over the

U.S. Capitol building. Over 5,000 attended, including families, friends, firefighters, members of Congress, and Administration officials. Firefighter Honor Guards and Pipe & Drum units from across the U.S. participated in this national remembrance.

This memorial service was preceded by a candlelight service Saturday evening as part of Memorial Weekend.

Link to his page at the National Fallen firefighters Foundation: <http://www.fire-hero.org/fallen-firefighter/james-c-wilber/>



Asst. Chief James C. Wilber

## MOVING TO TREADWELL: Setting Up Camp

By Magali Veillon

A year after I received the deed to the house in Treadwell, most people would drive by and say, "You've done nothing." Indeed, the outside of the house has been untouched, and since the structure is safely protected with a roof, I don't have to rush. I have made the decision to approach the project slowly and reserve time to observe and research, and so I acquired a camper trailer to live on the site, be close to the house, and live in the village, finally.

What little that has been done put me through my first experience of construction. An excavator, an electrician, and a plumber worked to bury lines as part of the project to set up the camper in the back of the garage with buried lines for water and electricity.

This ordeal has confirmed for me that nothing should be done without much prior planning and discussion. Paul Gray, born and raised in Treadwell and now a resident of Hamden, was the excavator, working for Frank Maduri, and it was a wonder to see him operate the machine that looked like a toy under his control. But as good as he was, I was not ready and had to scramble to discuss materials and other details at the last minute. The experience left me feeling foolish and cost more than it should have. How typical! Let's hope that part of the investment is that I am learning my lessons.

I am now moved into my camper trailer. Life is denuded of the luxury of space, central heating, hot water, Internet, or phone. We are so dependent on all the conveniences of modern life, yet being in such a small space, twenty by eight feet, makes some things convenient—to heat it takes no time and less energy; everything is so close, and putting things away becomes easy and quick; cleaning only requires the twist of a wand. And it forces me to reconsider life's necessities versus life's luxuries. Ironically the camper was built for vacation, a great luxury, and now it is turning my life as bearably bare as possible. Having everything used, every space filled, teaches me not to waste. It is an important lesson for thinking of the space of the house that is fifteen times the size of the trailer. How can each piece, each nook make sense and not be wasted?

Now that the cold and winter are around the corner, I start feeling so much more vulnerable to the elements in my small shell. Space where you can feel safe and warm, where you don't have to worry about frozen pipes and

See TREADWELL, continued on Page 14

## PET TALK

with Dr. Joan Puritz

I am (as most of you know) a veterinarian in Oneonta, NY. At 6:50 PM on a Friday night, I was waiting for a person who found a very sick and injured kitten in her back yard. This person doesn't want this kitten, has no money, but can't just leave it there to die. Earlier today, I saw another sick cat. That owner didn't want to bring the cat in because she didn't have the money to cover its care. It wasn't her cat to begin with, so why should she have to pay for it? I agree, but how does a veterinarian pay her own bills while taking in these animals?

So, it's a week later. The injured kitten's leg had been mangled to the point that there was no way to repair it. It had to be amputated. A brave little guy, though. As I examined him, he gave me a look: "I am at your mercy, do what you will to me," then butted my hand for a rub on his head. He was emaciated, and stinking like dead flesh, but I was sold. Now, he is dewormed, tested for feline leukemia and feline aids, has that rotting leg off, is vaccinated, and best of all, has found a wonderful



home with a family.

All this is pretty wonderful, right? But if vets did this all the time, we would go out of business, our staff would not get paid, nor would the other bills for medications, supplies or hospital maintenance.

So, what's my point? I believe if we all took responsibility for having our cats spayed or neutered, and so decreased the overpopulation problem, we would not have all these stray cats and kittens. If only people who feed feral or untamed cats would trap them, take them to their veterinarian to be neutered and vaccinated. Farmers who keep cats in the barn to control the mouse population should also take the responsibility of having those cats spayed or neutered.

I know that having a cat spayed or neutered is not inexpensive. But I want to point out that vets charge as little as possible for this procedure, as we know how important it is to have this done. Comparing it to human medicine, an hysterectomy costs thousands of dollars! Keeping a pet means having to make a

few sacrifices, I believe, just like having children.

There are many local organizations that have programs to help, some locally. Here are a few.

1. Greater Oneonta Fund for Animal Responsibility (GOFAR). They give vouchers to local vets to assist with the cost of a spay or neuter, and run monthly clinics for low income pet owners, offering inexpensive spays and neuters: 607-436-9546

2. Love and Hope Animal Sanctuary, Franklin NY: 607-436-9546

3. Alley Cat Allies, Bethesda MD: 240-482-1980.

Lastly, Oct 16th was National Feral Cat Day, promoted by Alley Cat Allies to try to raise awareness for feral cats everywhere. To do our part, last Sunday GOFAR had a feral cat sale, to spay or neuter the first twenty feral cats brought to the monthly October spay/neuter clinic for only \$10.00. All volunteer run, we performed forty spays and neuters, on mostly feral cats. Thank you, GOFAR.

### READERS!

**If you have a veterinary question you'd like Dr. Puritz to answer in a future column, please email her care of this newspaper at:**

[nfr@franklinlocal.org](mailto:nfr@franklinlocal.org)

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## HELP, continued from Page 1



*Franklin's new health facility, under construction*

his energies to serving the Franklin community. The construction of the Franklin Family Nurse Practitioner Services, PLLC (FFNPS) is ongoing but Gregg has already begun his practice by providing medical care through home visits. He will continue to offer this service to the medically fragile (homebound infants and the elderly) when he opens his office, at 12080 County Route 21, by the end of November 2015.

Gregg emphasizes the importance of providing personal care in an open and confidential environment, taking the time to answer questions and provide clear explanations, while also saving time for everyone by offering a variety of additional medical services on-site, including sutures, vaccines, blood-work, dermatology, and other minor procedures. Herbal education will be available by appointment. On-call services will also be offered for after-hours questions and necessary appointments.

The newly-built medical office will feature a children's exam room, an adult exam room, and a procedure room. Beyond providing medical care, FFNPC will also create and maintain a patient data portal, where individuals can access their medical records, receive electronic prescriptions, lab results and other information on-line. This service is similar to those currently used by Bassett and UHS providers.

The Nurse Practitioners Modernization Act, effective January 1, 2015, allows for highly experienced NPs (more than 3,600 hours) to practice autonomously, while requiring collaborative relationships with qualified physicians for the exchange of information needed to provide comprehensive care or to make referrals when necessary. As one of a handful of practices in Delaware County that does not have a physician, FFNPS will offer all the traditional medical services of a doctor's office.

It's a very special opportunity for our small town of Franklin to have its own medical provider.

Basically, a board certified Nurse Practitioner who has always had the post-graduate education and extensive experience to provide general primary medical care and treatment of common diseases, is now allowed to do so independently.

Gregg admits that this change in NYS legislation will not lead to any major changes in the traditional hierarchy of medical professionals, but he stresses that it does not in any way detract from the delivery and quality of the medical care received by patients.

In fact, Gregg feels this change will help small communities, such as ours, that have trouble attracting quality medical practitioners due to a lack of population and small salary packages. As a FNP, Gregg just hopes to make a living helping others live healthier lives.

Franklin Family Nurse Practitioner Services, PLLC, will have office hours Monday-Friday, with Saturdays available as needed following the opening of its location. Home visits are currently available by appointment. Most medical insurances accepted, with discounted self-pay rates available. For questions or to schedule an appointment, please call (607) 829-6544.

## IN THE KITCHEN

*With Sue Avery*

### *Zucchini Crescent Pie*

*1 Unbaked Pie shell (home made or bought)  
4 cups thinly sliced zucchini  
1 cup chopped onion  
1/4 cup butter  
1/2 cup fresh parsley  
1/2 tsp. salt  
1/2 tsp. pepper  
1/4 tsp. garlic powder  
1/4 tsp. dried basil  
1/4 tsp. dried oregano  
2 eggs, beaten  
8 oz. shredded Munster or mozzarella*

*In butter, saute zucchini and onion for 10 minutes. Stir in parsley and seasonings.*

*Combine eggs and cheese.*

*Combine all.*

*Spread 2 tbsp. of the mixture over unbaked pie shell. Pour in remaining mixture.*

*Bake in 375 degree oven for about 20 minutes.*

*Enjoy!*

## Wise Guys Pizza

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Franklin, NY

(607)-829-5566

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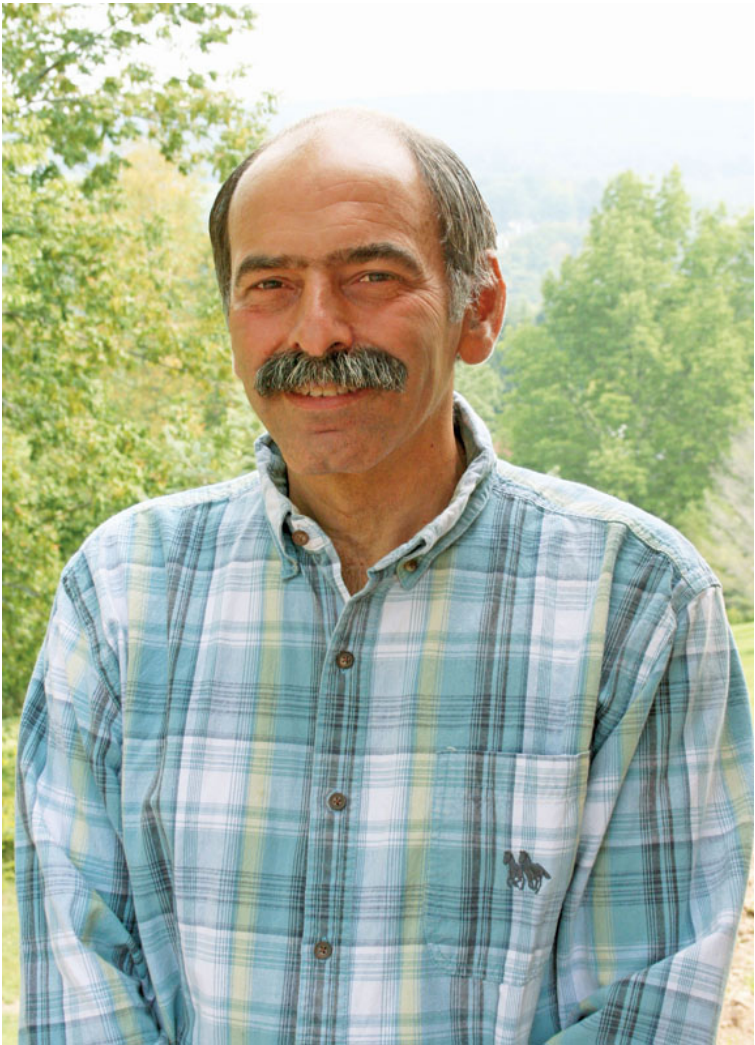
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**Walton, NY 13856**



THE CANDIDATES FOR TOWN SUPERVISOR

EPIFANIO “PETE” BEVILACQUA

FRANKLIN TOWN



**Pete writes:**

“Our family, like most, is one generation from the land. I decided with my wife to raise my family in the beautiful Catskill Mountains, raising food and animals on our small farm. I have four children and one grandchild, all still living close to home here in Franklin. I was employed for twenty-six years in a union and became Shop Steward of my Local 79. Coming together as fellow workers helped us jointly face safety, job security, and other issues of mutual concern.

“Here in Franklin, I hope to work together with my neighbors to face the challenges before us. We must have a say about the safety and security of our homes, about preserving the beauty and bounty of this rich area we share where we now enjoy peace, clean water, and air. These are great gifts that we hope to give to our children. I ask for your support to bring together new and old residents to promote and protect our beautiful town.

“As Town Supervisor, I would like to establish citizen committees to advise the board on specific issues, so the burden of research is shared among more residents, leading to clearer communication and better decisions. Every board member has one vote, including the Supervisor, and that vote should reflect an informed decision that benefits the whole community.

“Specifically, I would like to promote and preserve our farms, supporting them with local sales, in such venues as the new local foods store on Main Street, local restaurants like The Tulip and the Rose, as well as initiatives through Cooperative Extension and food hubs that truck local produce to NYC.

“I would like to encourage additional services to locate in town, such as dental and medical clinics, perhaps hardware and grocery stores, creating jobs and a more complete and self-sufficient community.

“I see the preservation of our lovely and historic homes as essential; as nearby communities become more industrial, we will offer a bedroom community to those larger towns like Oneonta and Sidney.

“To sum it all up, I want to keep Franklin rural, and I promise to do my best for the interest of all the residents here. Thank You.”

JEFFREY “JEFF” TAGGART

**Jeff writes:**

“A lifelong Franklin resident, I have been married for forty-one years, have four grown children and eleven grandchildren, all living in the area. I am a self-employed dairy farmer, which is always a challenge.

“I first became involved with government and the community in 1987 when I was on a committee to establish the zoning board for Franklin. From the Zoning Committee, I became a planning board member in 1992, and served as chairman until my appointment to the Franklin Town Board. I served as a Town Board member until Don Smith retired and at that time, I decided to run for Town Supervisor. Franklin was financially sound at that time, and I wanted to keep it a strong, united community.

“During my involvement with local government, I learned a great deal about Franklin and the people who live here, and move here. The Franklin community is strong and supportive. They also work together for the best interest of everyone. I value the importance of open face-to-face communication, and the need for respect for one another. I do NOT have a personal agenda in this election.

“My main goal for the taxpayers is to get Franklin safely through the proposed pipelines, compressor station and added power lines, while keeping everyone’s health in mind, keeping land and road disturbance at a minimum, and keeping extra financial expenses low and if possible, get some income for Franklin taxpayers to help with taxes.

“Most of all, my goal is not to let any of these issues destroy the community by the loss of friendship, neighbors not working together, and to close the division the pipeline and compressor station is causing.

“I would greatly appreciate your vote on Tuesday, November 3, 2015.”



VOTE TUESDAY NOVEMBER 3RD

6 a.m. to 9 p.m.

Town of Franklin Highway Garages

at the intersection of State Highway 357 and County Highway 21



# ELECTION 2015

## THE CANDIDATES FOR TOWN COUNCIL



### DWIGHT BRUNO, DMV

*Editor's Note: Dr. Bruno declined our invitation to submit his personal history or policy statement to be included here.*



### DONALD T. SMITH

*Editor's Note: Mr. Smith declined our invitation to submit a personal history or policy statement to be included here.*

### DONALD HEBBARD

#### Don writes:

"I am married to Louise Whitney Hebbard and we live in Franklin. We have four grown children and fourteen grand children.

"I was raised on a dairy farm in Franklin and graduated from Franklin Central School. I attended Northeastern University, Boston for three years. Transferring to Cornell, I received a BS in Agricultural Business Management. Louise and I owned a sixty-five cow dairy farm near Treadwell

for thirty years. After my farming career, I worked as a manager in the food industry for twelve years at DVM, Fraser, NY and seven years for Flavors of North America in Carol Stream, Illinois. I was last employed by the Watershed Agricultural Council, Walton, NY as an Engineering Specialist, designing and inspecting the construction of Best Management Practices [BMPs] on farms to protect and improve water quality in the NYC watershed. Retiring in March 2014, I formed Hebbard Fence LLC, where we install all types of livestock fencing on all size farms. I consider myself a "generalist," believing it is better to know a little about many things, rather than know everything about one thing!

"I have always believed in participating in community service. While living in Treadwell, I was active in the Treadwell United Methodist Church. I served on the Council for Troop 8 of the Boy Scouts of America. I am a member of the Franklin Community Education Foundation, the Board of Directors of the ChenDeLo Federal Credit Union, and the Franklin Chamber of Commerce, and President of the Franklin Rotary Club. I am also active in Compressor Free Franklin, a grass-roots organization formed to research the possible health, economic and social impacts of a compressor station proposed to be located in Franklin, to provide a forum for citizens to discuss and express their natural gas infrastructure concerns, and to bring those concerns to the Town Council for discussion.

"If elected, I will discourage the large-scale industrialization of Franklin, such as the proposed compressor station and natural gas pipelines. Big business projects such as these bring very few permanent jobs or monetary benefit to the area, while causing irreversible damage to the local environment and rural way of life. I will encourage the adoption of a Road Use Ordinance aimed at large-scale development, and work with Delta Engineering to protect Franklin's roads.

"I will also encourage the startup and growth of small businesses in Franklin by working toward better broadband and cell service for the area. In today's market place, every business relies on electronic connectivity for daily operations. Small, family-run businesses can provide jobs that bring back the youth who have had to leave the area to seek employment and a living wage. Improved connectivity will attract professionals to the area who prefer to life in a rural area while competing in a global economy.

"If elected, I will serve for the complete term, seeking to provide a positive, proactive perspective on the Town Council. I will listen and respond to all Franklin residents. I will use my experience in farming, big business, environmental protection, and as a small business owner, toward maintaining the quality of life in rural Franklin."



*The attentive crowd at the Franklin Candidates Forum, held on October 19th at the American Legion Hall, sponsored by Franklin Local.*

*All five candidates were present and all had a chance to state their goals if elected, and to answer questions from the floor.*

*Great thanks are due to Mayor Tom Briggs, who acted as moderator of the discussion, and to the American Legion for the use of their comfortable and convenient space.*







# FOCUS ON ENERGY

## THE GREAT GAS PONZI SCHEME

*What supporters of pipelines and compressor are missing...*

By Eugene Marner

Recently at a local town meeting, I presented a Pennsylvania report: *Summary on Compressor Stations and Health Impacts*.\*

I mentioned some of its findings: compressors emit benzene and formaldehyde which are implicated, respectively, in childhood leukemia and asthma as well as in adult cancers. A member of the audience challenged me, saying that children were already dying of cancer even though we have no compressors. I'm not sure what her point was but I suspect she meant that there is a natural background level of kids getting cancer and asthma and that we opponents of compressors are just a bunch of nervous nellys standing in the way of progress and prosperity. Let's ignore for the moment the possibility that we can do something about children getting cancer. Instead, let's look at the purported economic benefits of the proposed gas infrastructure that supporters expect will follow along with the pipeline.

They are, I fear, going to be sadly disappointed. The Constitution Pipeline and the NED pipeline and its compressor stations that have so bitterly divided our communities are a big story in Franklin and neighboring communities but are really nothing but a footnote to a much bigger story with global implications. The new gas infrastructure is one small part of a desperate attempt to keep a party going that has already ended.

Ten years ago, global production of conventional

oil peaked. Put that way, it sounds like a technical matter for the appropriate professionals to look after but, in fact, it should have been the biggest news of the last two hundred years. The Industrial Revolution that got rolling at the beginning of the 19th century was enabled by fossil fuels—first coal, then oil and gas. Until then, humans relied for energy upon their own muscles and those of domestic animals, all fed and fueled by the plants that har-

result of two centuries of cheap and abundant energy supplied by first coal, then oil and gas. Burning those fuels transformed the world, giving enormous power to those who had or could acquire them. Today's population is more than seven times greater than the one billion estimated to have been alive in 1800. In the industrial world, even the poor live in relative ease and comfort, compared to our ancestors. With little effort of their



Holding on to the money vs. holding on to the moment

*Used by permission of the artist: Frits Ahlefeldt*

nessed the energy of the sun through photosynthesis. That, plus wind for sailing vessels and wind-mills, as well as water-mills, was the energy budget of life on earth. The annual cycle of seasons provided just so much energy and no more, so population and economic activity were held in check by physical limits.

Discovering and burning fossil fuels changed that. Very quickly the industrializing world learned to use not only the energy provided by the annual cycle but also the energy stored up in the earth for hundreds of millions of years. The complex, globalized, industrial world that we now inhabit is the

own, most people can keep warm, decently clothed and fed, thanks to the tremendous energy content of fossil fuels. Everything about our daily lives and the infrastructure that supports us is dependent upon readily available supplies of cheap and abundant fuel, especially oil.

Fossil fuels also introduced a new concept: economic growth. Before the Industrial Revolution, the only way for an economy to grow was by warfare—by invading another country and stealing their stuff. Think of the Roman Empire or the British and Spanish Empires. The victor's economy would grow but the defeated would be

See **PONZI**, continued on Page 16

## FRANKLIN'S COMPREHENSIVE PLAN A Decade of Official Neglect

By Donald Hebbard

The Comprehensive Plan for the Town of Franklin was prepared in 2006 and adopted by the Town Board in October of 2006. This Plan represents a coordinated effort by Franklin's citizens and elected officials, with the guidance of Planit Main Street. The result is an impressive hundred-page document. Two members of the current Town Board, Donald M. Smith and Jeff Taggart, were members of the steering committee for the several months of hard work that created this roadmap for Franklin's future development.

The following specific goals for the Town of Franklin are included in the Plan. These are goals that the residents of Franklin selected, and the Town Board adopted, as we moved into the 21<sup>st</sup> Century.

- Preserving the rural character of the Town;
- Preserving prime farmland;
- Protecting natural and historic resources;
- Maintaining quality of the school district;
- Enhancing recreational opportunities;
- Protecting scenic views;
- Restricting large-scale retail and industrial uses;
- Keeping farming as the major industry in Town, protecting the right to farm, and diversifying agriculture;
- Ensuring good design of new commercial or light industrial developments;
- Allowing for small-scale retail uses;
- Identifying where new industrial uses should be permitted;
- Allowing for growth while maintaining rural character of the Town; and
- Protecting private property.

The Comprehensive Plan was developed to be the guiding resource for future development in the Town of Franklin. Its Introduction notes that the Comprehensive Plan was being prepared in accordance with Section 722-a of NYS Town law, which plan will "identify objectives, principles, standards and instruments of long-range growth, of the Town... of a Comprehensive Plan required under once one is adjacent land use states that the Comprehensive Plan is not NYS Section 722-1, opted, all subsequent regulations must be in accordance with the community's adopted Comprehensive Plan."

**"It is time to take the Plan down off the shelf, dust it off, and enforce the recommendations that citizens of Franklin chose for Franklin."**

So what has been implemented since the Comprehensive Plan was adopted? What programs and initiatives have been proposed, promoted, and adopted by the Town Board? What has been done to advance implementation?

The first recommendation, on page two of the Introduction Section, is that the Town Board appoint a Comprehensive Plan Subcommittee, to spend time each month reviewing progress on the implementation of this Plan and coordinating efforts with other entities where necessary. It has been nine years since the Comprehensive Plan was adopted. If a Comprehensive Plan Subcommittee does exist, it is time for a report on the progress of implementation of the 2006 Comprehensive Plan. It is time to take the Plan down off the shelf, dust it off, and enforce the recommendations that citizens of Franklin chose for Franklin.

Pipelines and compressor stations were not recommended in the 2006 Comprehensive Plan! Large-scale development was to be restricted.

It is time for the Town Board to take action to resist and restrict large-scale industrial development. It is time to preserve the rural character of the Town of Franklin, to protect private property rights, to implement the wishes of the citizens reflected in the Comprehensive Plan and required under Section 272-a of New York State Town Law.



Compressor Free Franklin rally on the Otego Road

Photo by Tony Breuer



# PIPES AND POWER

Compiled by Brian Brock

July 6<sup>th</sup>: NYS Public Service Commission (PSC) Trial Staff files interim report Comparative Evaluation of Alternating Current Transmission Upgrades.

July 10<sup>th</sup>: **PACE Environmental Litigation Clinic (PACE)** request NYSDEC release to the public information in its consideration of Joint Application for a 401 Water Quality Certification and four water related permits that have been withheld and re-open the comment period.

July 16<sup>th</sup>: Board of directors of **Kinder Morgan (KM)** approves TGP to proceed with East segment (Market Path) of NED pipeline from Wright NY to Dracut MA. West segment (Supply Path) through Franklin goes unmentioned.

July 24<sup>th</sup>: **Tennessee Gas Pipeline Company, LLC (TGP)** files revised draft Resource Reports and maps with FERC.

July 31<sup>st</sup>: **TGP** opens a new website for NED pipeline.

August 4<sup>th</sup>: In weekly compliance report to FERC, **CPC** acknowledges that three outstanding documents from NYS (DEC Water Quality Certificate, DEC Storm water Discharge Permit, and OPRHP-SHPO Historic Preservation Act Consultation ) will not be issued until August.

August 4<sup>th</sup>: **Franklin Town Board (FTB)** hires Delta Engineers to proceed with their Road Protection Program and hires Cheryl Sacco of Coughlin & Gerhart to write a road protection law.

August 28<sup>th</sup>: **Advisory Council on Historic Preservation** requires CPC to submit a formal Memorandum of Agreement with PA and NY State Historic Preservation Offices (SHPO) instead of a quicker programmatic agreement.

September 1<sup>st</sup>: In weekly compliance report to FERC, **CPC** acknowledges that three outstanding documents from NYS will not be issued until September.

September 1<sup>st</sup>: **FTB** releases draft of Franklin Road Use and Preservation Law.

September 15<sup>th</sup>: **Constitution Pipeline Company, LLC (CPC)** submits to US Army Corps of Engineers additional information for its joint application to USACE and NYSDEC, its fourth update.

September 17<sup>th</sup>: **US Fish and Wildlife Service** advises that it expects to respond with its biological opinion on the Constitution project no later than December 31<sup>st</sup>.

September 18<sup>th</sup>: **PACE** requests that FERC include the information detailed in its request to NYSDEC of July 10<sup>th</sup> in a supplemental Environmental Impact Statement.

September 18<sup>th</sup>: **Federal Energy Regulatory Commission (FERC)** permits Constitution to mobilize equipment at the spread yard 5B (Guilderland, Albany County) but not to begin coating pipe in concrete.

September 22<sup>nd</sup>: **PSC** Trial Staff files final report Comparative Evaluation of Alternating Current Transmission Upgrades.

September 23<sup>rd</sup>: **PSC** extends comment period for final report to November 6<sup>th</sup> and staff replies to November 23<sup>rd</sup>.

September 28<sup>th</sup>: **Williams Companies Inc.**, the largest partner of CPC, announces plans to merge with Energy Transfer Equity LP. Merger is expected to close in first half of 2016.

September 29<sup>th</sup>: **TGP** executes it first agreement for 0.63 billion cubic feet of capacity in the NED West pipeline with producers, Local Distribution Companies, and end users in New York State.

October 6<sup>th</sup>: In weekly compliance report to FERC, **CPC** acknowledges that three outstanding documents from NYS will not be issued until October.

October 6<sup>th</sup>: **FTB** tables Franklin Road Use and Preservation Law and returns to negotiating an agreement.

October 13<sup>th</sup>: In weekly compliance report to FERC, **CPC** acknowledges two acts of non-compliance with regulations in its preparation of spread yard 5b.

October 15<sup>th</sup>: **KM** delays filing of NED pipeline with FERC until November 20<sup>th</sup>, the Friday before Thanksgiving.



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## DELAWARE COUNTY 2015 EQUALIZATION RATES

By Brian Brock

Equalization rate is the ratio of the assessed value of all property in a town to its market value. These rates are calculated by NYS Department of Taxation and Finance, Office of Real Property Tax Service (ORPTS). Below are the equalization rates adopted by the Delaware County Board of Supervisors at their meeting of August 26th.

Andes	100 %
Kortright	100
Masonville	100
Meredith	100
Middletown	100
Roxbury	100
<b>Franklin</b>	<b>93</b>
Sidney	83
Davenport	74
Delhi	56
Harpersfield	28
Stanford	27
Walton	26
Bovina	23
Hamden	18
Hancock	12
Deposit	4
Tompkins	4
Colchester	3

These rates are necessary to equalize taxes among towns when calculating the tax bills for jurisdictions that cross town boundaries, such as school districts. Each year, ORPTS calculates equalization rates for 1,200 towns and other assessment units to be used by the 4,000 taxing jurisdictions.

Typically the lower the rate, the longer it has been since a town-wide reassessment has been done. For example, Hancock, with an equalization rate of 12%, last held a town-wide reassessment in 1968 – almost fifty years ago.

For a town, the equalization rate is an average for the whole town. Individual parcels of property will vary considerably from this average. There will be a greater disparity between assessed and market values of long-held properties as compared to newly purchased properties. Therefore, some long-time residents (whose property is under assessed) are not in favor of reassessment.

ORPTS encourages town-wide reassessments at 100% market value at least once every four years by offering Aid for Cyclical Reassessments at five dollars per parcel. A few towns in Delaware County benefit from that. For Franklin, with over 2,200 parcels, that could be over \$11,000 towards costs.

Within Delaware County, towns with the greatest disparities are in the southwest corner. Those with middle rates are down the center. Those with the least disparities are in the eastern corner and along the northwest border.

The rate for Franklin is not 100%, but 93% is not bad.

## LOCAL GOVERNMENT WEBSITES

Delaware County:	<a href="http://co.delaware.ny.us">co.delaware.ny.us</a>
Andes:	<a href="http://townofandes.com">townofandes.com</a>
Bovina:	<a href="http://bovinany.org">bovinany.org</a>
Colchester:	<a href="http://townofcolchesterny.com">townofcolchesterny.com</a>
Davenport:	No Website
Delhi:	<a href="http://townofdelhiny.com">townofdelhiny.com</a>
Deposit:	No Website
<b>Franklin:</b>	<b>No Website</b>
Hamden:	<a href="http://hamdenny.com">hamdenny.com</a>
Hancock:	<a href="http://hancockny.org">hancockny.org</a>
Harpersfield:	No Website
Kortright:	No Website
Masonville:	<a href="http://masonville-ny.us">masonville-ny.us</a>
Meredith:	<a href="http://townofmeredith.com">townofmeredith.com</a>
Middletown:	<a href="http://middletown-delawarecountyny.org">middletown-delawarecountyny.org</a>
Roxbury:	<a href="http://roxburyny.com">roxburyny.com</a>
Sidney:	No Website
Stamford:	<a href="http://townofstamfordny.us">townofstamfordny.us</a>
Tompkins:	<a href="http://townoftompkins.org">townoftompkins.org</a>
Walton:	<a href="http://townofwalton.org">townofwalton.org</a>





# annals of sustainability

## HEATING WELL WITH WOOD

Part One: It's got to be dry!

By Norm Farwell

Heating with wood has a lot of advantages in our region. It is the cheapest fuel source there is, especially if you cut and split your own. Wood stoves (and wood boilers) put out comfortable radiant heat. Also, unlike other fuels, wood is a sustainable local resource, and it works even when the power is out. In theory, it is mostly carbon neutral because instead of removing concentrated fossil carbon from the ground and adding it to the atmosphere, burning wood (or pellets) simply uses carbon that is already in circulation. For all those reasons, I have been heating with wood for the last ten years.

In spite of those advantages, wood is not widely popular. Wood stoves, though affordable, can be inconvenient in several ways. They require constant attention—lighting, damper adjustments, re-loading etc. And handling firewood can be a challenge—it is heavy, takes up space, and brings dirt into the house. Also wood stoves

can give uneven comfort. In the shoulder seasons it is easy to overheat, and in the depth of winter, when the chimney draws hard, it can be a challenge to keep the stove loaded while at the same time being careful not to over-fire it.

To me the benefits outweigh the disadvantages, and I am happy to cut, split and stack my own fuel in order to be able to heat my drafty old colonial house for around \$300 a year.

But even though wood heat has a lot going for it, it is probably a good thing more people have not jumped on the wood bandwagon. When I heard about recent research showing that pollution from burning wood is much more damaging than we thought, I suddenly didn't have such a warm feeling about the twelve face cords I was running through my wood stove each year. It turns out that extremely small soot particles ("PM emissions," or particulate matter, in the technical jargon) turn out to be very damaging to human health, and burning wood can release a lot of PM.

There is good news, however. We now understand how to burn wood well, so it is possible to use it efficiently and cleanly. In order to maximize efficiency and minimize harmful particulates, we need to optimize two factors: the dryness of the wood and the quality of the stove.

Research confirms that burning green wood is much more wasteful and destructive than we knew. When wood is green, a significant fraction of the heat from the fire gets used up in boiling the water out of the wood. This is like a self-imposed "tax" on your heat.

It gets worse-- the presence of moisture combined with lower temperature combustion produces large amounts of unnecessary smoke and therefore those damaging soot particles. Creosote buildup is also a problem with wet wood, because the volatile unburned gases condense in the chimney. All this can be avoided by adequately drying wood, so not only is it more efficient, but healthier and safer as well.

A good rule of thumb is

that all wood should be split and air dried under cover for at least a year to allow it to reach what is called *equilibrium moisture level*. In our climate that's a bit over fifteen percent moisture content. Different wood species start out with different moisture levels and dry at different rates, so the only way to be completely sure whether wood is dry is to buy a wood moisture meter which, at a hundred dollars, is a small expense in the scheme of things.

Heat content also depends on the species of wood. A stick of poplar has less than half the heat energy of a stick of hickory or locust, as well as a much higher amount of moisture to start with, which makes it generally a poor choice for firewood. Ash trees start out with a low moisture content and the wood tends to dry quickly and easily. Maple and beech have more moisture and tend to dry more slowly, and red oak has a reputation for being most ornery. When green, red oak is at something like eighty percent moisture content and because it is slow to dry, it needs more like two years to finally settle down. If your wood sizzles and hisses when lit, you know it's not dry enough.

Although the trouble

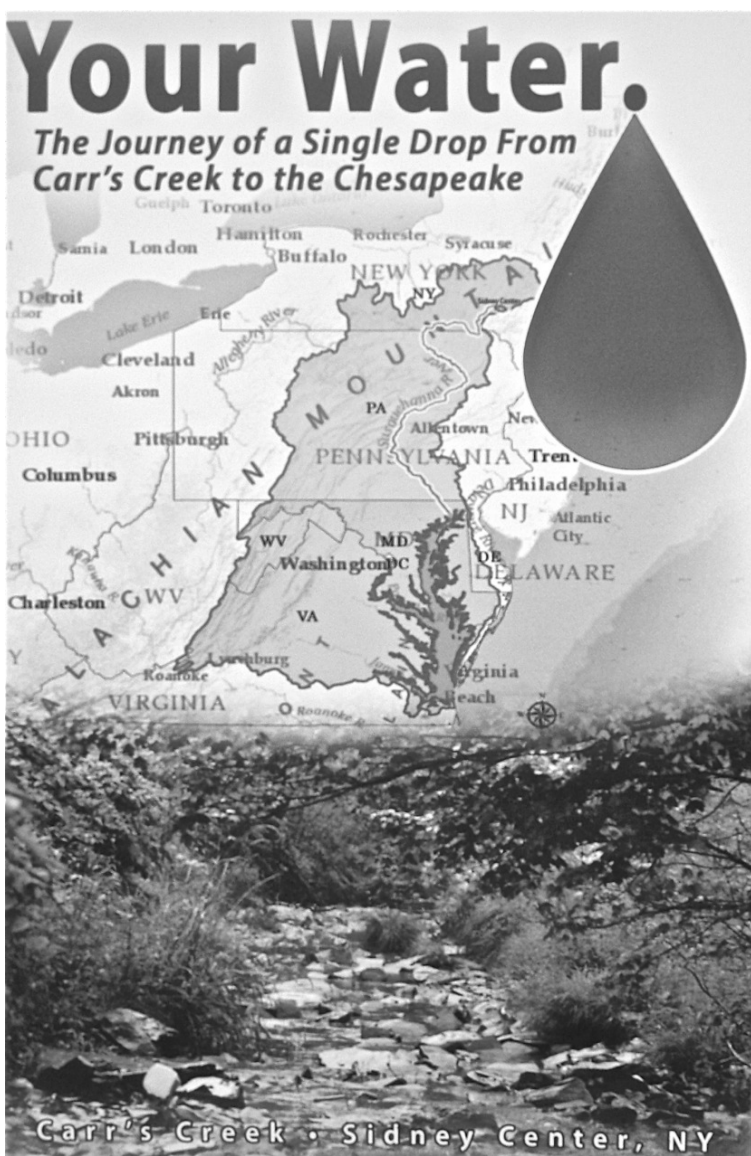
and expense of setting a pile under cover a full year before you need it are not small, the benefits are greater than you might realize. Seasoned wood has more usable heat in it. Think of it this way: you probably get at least ten percent more heat out of your fuel by simply letting it sit for a year. That's ten percent more heat for your money if you buy the wood and ten percent more for your time if you harvest your own. Better still, there will be much less pollution going up the chimney.

All of which is why the old timers made sure to keep wood stacked a year ahead. In Part Two, we'll look at recent advances in wood stove design. Where older obsolete wood stoves have combustion efficiencies typically in the forty to sixty percent range, new ones approach eighty percent and boast remarkably low emissions.

Look for Part Two of *BURNING WOOD WELL* in our Spring 2016 Issue



## PROTECTING OUR MOST PRECIOUS RESOURCE



By Vicki R. Davis

*Your Water*, a booklet from the Sidney Center Improvement Group (SCIG) will soon be available in the Sidney Center, Sidney, and Franklin public libraries. Residents with property in the Carr's Creek Watershed will receive booklets directly in the mail.

In response to the devastating 2006 flood, with a generous grant from the National Fish and Wildlife Foundation and the services of KCI Technologies, SCIG created The Carr's Creek Watershed Management Plan to protect and enhance Carr's Creek and its tributaries including Willow Brook. The watershed plan was conceived to address the following community goals:

1. Preserve and restore natural resources and working lands
2. Reduce the risk of future severe flooding
3. Improve environmental functions to ensure ideal conditions for the health of the trout fishery
4. Reduce bacterial contamination and excessive sedimentation and erosion

Projects currently happening in our watershed include stream monitoring for water quality and flood monitoring, wetland restoration, education and outreach programs, and trout fishery protection. Annually scheduled Street and Stream Team Clean-up events canvas the area to

keep light trash and debris from traveling further downstream.

Water travels from the tiny streams in local backyards to Willow Brook and Carr's Creek, then flows to the Susquehanna River. From there, it journeys on to the Chesapeake Bay. The watershed is home to eastern brook and brown trout populations. Endangered species found here include the dwarf wedge mussel and northern monkshood. Imperiled species include the hellbender (an amphibian), the bald eagle, the yellow lamp mussel, and the green floater, another critically imperiled mussel.

Written by Michael Sellitti, SCIG president, and edited by Carol Behan, with support from Wink Hastings of the National Parks Service, the booklet provides a snapshot of the watershed and the 450-mile journey of a single drop of water. Invited to the Chesapeake Watershed Forum on September 26 & 27, Mr. Sellitti made a well-received presentation about the project.

Visit [www.SCIGNY.org](http://www.SCIGNY.org) to view the full version of the watershed plan and the Your Water References Page for the resources used to create the booklet. The Sidney Center Improvement Group is a registered 501(c)(3) non-profit organization dedicated to beautification, quality of life issues, and free community-focused events in and around the hamlet of Sidney Center.

Vicki R. Davis is a set and costume designer. She lives in Sidney Center NY.

The Sidney Center Improvement Group's new full-color booklet offers information about natural resource protection in the Susquehanna watershed.



**PASSIVE SOLAR, continued from Page 1**

Case in point: a place to live. Can we provide year round comfortable housing for ourselves that will not deepen the abyss between man and nature by using fossil fuel to heat or cool...especially with our sub-zero winter temperatures?

Recently the *New York Times* reported a new trend: young people preferring smaller houses. It has been dubbed "the tiny home" movement. The Times referred to the new small houses as cabins, evoking the log homes that early settlers built. The era of the McMansion would seem to be ending.

When Donald and Louise Hebbard retired and sold their dairy farm in Treadwell, they needed a new home. Don's older brother Rodney and his wife Sally had already built an energy efficient house based on the passive solar designs of Bruce Brownell, founder of Adirondacks Alternate Energy, who was inspired by a natural physical property of heat: that it rises. (See article in *NFR Vol. II No. 3* <https://archive.org/details/TheNewFranklinRegisterFall2008>)

There are 3 major components to Brownell's Low Energy Requirement Home system:

1. **HOUSE ORIENTATION:** One long house wall is orientated to face south. It has the most glass facing south so that the sun streams in through the windows, while the east and west walls have considerably less glass, and the north wall very little.

2. **HIGH PERFORMANCE CONSTRUCTION:** R38 Insulated walls.

3. **HEAT CAPTURE:** The sun warms the air which rises and collects at the peak of the house. A small fan draws the warm air down to a heat storage mass of several feet of sand in the cellar and which then rises to the rooms above through ducts. A small wood burning stove assists in very cold, cloudy weather.

And then there is nature's other gift: the below-surface temperature of the earth - how deep depends on where you live - is always above freezing. Continuous circulation of air maintains the two Hebbard houses above freezing temperature no matter how cold it is outside

Inspired by his brother's home, Don began to plan his house and how he would build it himself. Always fascinated by the possibilities of efficiency - for Don, the "essential component of any successful human endeavor" - he wondered if he could build a house even more simply and efficiently, moving warm air but without ducts, using only natural convection. Instead of a sand mass in the cellar with ducts running through, Don decided to use stones without ducts so that the warm air could rise by natural convection through the spaces between the stones.

Don's house has traditional post and beam framing which supports the exterior siding and interior walls. On the outside of the post and beam frame is what he calls the *insulation envelope*: two 4' X 8' x 2" Thermax panels tightly packed together, joints staggered and taped.

A fan in the cellar draws warm air down from the peak of the house to a heat storage mass of stones in the cellar. The result is a structure that needs less than one-seventh the heating or cooling energy of the typical new house.

What is the house like inside? Lovely, and full of light. It has both cozy corners and soaring spaces. You enter through a door on the north wall facing the road. On one side of the door is a bedroom and bathroom, on the other an office. Above is the floor of an open loft which runs the length of the house but only half the depth, creating a double height living area, with kitchen, dining area and living room arranged along the wall of south facing windows. French doors open onto a long balcony overlooking the Ouleout Valley and the hills beyond.

It turns out that the foot print of this house is not unlike that of my own house, built in the 1820's. Interestingly, its orientation is the same - kitchen and parlor sharing a long three-windowed wall facing south. A low energy way of living is not so new after all. But our fossil fuel profligacy has allowed us to scorn - or just forget - a lot of what we've known for millennia.



*The Hebbard house, with its south-facing windows*

# A NATIONAL WATER GRID: IT'S TIME!

By Jack Litwuka

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*Posted: 08/31/2015*

California is in the fourth year of a very serious drought. Water restrictions are being imposed. Agriculture is being significantly affected, which will result in rising prices across the United States for vegetables, fruits, nuts, and so forth. The Sierra snowpack is minimal or nonexistent in some places, so the spring snowmelt will not result in the drought-ending refilling of reservoirs, which are at about thirty percent of capacity.

*When will the drought end?*

No one knows -- but there is no evidence that it will end soon. Some experts are saying that this is the "new normal" for California, and perhaps for Oregon and Washington, which are this year also experiencing drought conditions.

As these states experience water shortages, Texas and other states have been awash in water this spring: severe floods have caused billions of dollars in damage, lost revenue for farmers, thousands of homes demolished or severely damaged, cars trapped in deep water, schools closed, top-soil being washed away, and so on. (Note: In one month in 2015 the amount of rain that fell in Texas would cover all of the state of Rhode Island in ten feet of water.)

*Summary:* California, one of the largest states, is in dire need of water. In Texas, another of the largest states, large areas are overwhelmed with water being wasted.

*Light bulb:* What if the water from Texas and other water-laden states could be transported to California and other drought states? What if the United States Congress and the White House determined that a National Water Grid was necessary to secure an adequate food supply at reasonable prices for decades to come and to avoid severe damage to cities, farms, and homes? We would have a visionary solution to what is otherwise a terrible and ongoing waste of water.

It's easy to think of many reasons that a massive water-transport system would not work and be very expensive. A water grid differs significantly from an electric grid: electricity moves at high speeds through wires, while water is heavy and would require large pipes, large catch basins and reservoirs, and perhaps canals. Do you go around mountains or drill through them to keep the water relatively level? Do you employ large and powerful pumps or a system of locks when it is necessary to move the water uphill? And how about the headache of securing huge amounts of above-ground and underground rights of way?

Before we give up on

the idea, let's recall a few humongous projects from which the United States has reaped enormous, decades-long benefits: Hoover Dam and Grand Coulee Dam. The Transcontinental Railroad. The national highway system. The Panama Canal. NASA's space program that put humans in orbit around Earth, placed them on the moon, and allowed humans to live in space stations for months at a time.

Each of these is an amazing example of how human ingenuity, applied science and technology, grit and gumption, and a national vision combined to overcome seemingly insurmountable odds. Imagine if our nation could channel enormous volumes of water to the locations that desperately need it...and in the process, limit the damage that floodwaters wreak while ensuring that agriculture will continue to flourish.

It would be a win-win for the nation. It would be a win-win for the states suffering from drought and for those suffering from floods, for all of us who buy vegetables, fruits, and nuts, and for all the homes and businesses that would not be destroyed.


Will this be costly? Of course. (But not as costly as decades of drought and flooding.) Will there be unintended consequences? Of course. (That's always the case with ambitious projects.) Will there be technological challenges and glitches? Of course. (We learn from our mistakes...and move forward nonetheless.) Will there be intelligent nay-sayers offering strong counter-arguments? Of course. (When has this not been the case?)

Why not desalinization of Pacific Ocean water? For a number of reasons. Desalinization requires an enormous expenditure of costly and often polluting energy. If private companies build the desalinization plants, there is a private-public conflict over who controls the desalinization effort and prevents abuses of desalinized water. The intake of ocean water to cool down the desalinization process would kill billions of fish annually. Ergo, desalinization is an option of last resort - and best-suited for nations lacking excess water (say, one that is primarily desert).

*The bottom line:* We, as a nation, can no longer afford to do nothing major about catastrophic flooding or severe droughts that cause millions and billions of dollars of damage each year. We can no longer afford to allow potentially useful water to be wasted in floods. It's time to stop sitting on our fatalistic duffs and adopt a can-do attitude. It's time for a National Water Grid.

*Jack Litwuka is a lifelong student of history and politics, poet, over-the-hill basketball player, three-cushion billiards player, management consultant, book doctor, husband, grandfather, and author of a forthcoming book on management techniques in corporations.*

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### JIM MULLEN REVIEWS NEW BOOKS

#### HARD MAGIC

By Larry Correia

This is the first in an fantasy series collectively starts in the late 1930s with Edgar Hoover and Buckwith fictional characters is a beautiful jumble of *ste-Walking Dead*, Jack Reach-Marvel Comics and a few nient, all-in-one package. never stop smoking.



alternate history, three-volume called the Grimnoir Chronicles. It real life "Black Jack" Pershing, J. minster Fuller running around with magical powers. The series ampunk, Raymond Chandler, *The er*, James Patterson, Stephen King, hundred other tropes in a conve-The action never stops, the guns

The audio book version is an extraordinary performance by, of all people, the comic actor Bronson Pinchot. This is the most fun you can have listening to a book without actually laughing. Larry Correia has written several other fantasy series and he is the leader of a group that thinks he and other writers like him are being snubbed by the committees that give awards to more "literary" fantasy and sci-fi books. A best-selling author now, he still has resentments. This year his *Monster Hunter Nemesis* was a Hugo finalist for book of the year. He declined the nomination.

#### BOOK OF THE DEAD

By John Lloyd and John Mitchinson

The Kardashians, *Survivor* winners, The Housewives of Wherever, *Duck Dynasty*. Today it seems a rule that people with the least amount of talent become the most famous. In days gone by, you actually had to do something significant to become a household word. Now all you have to do is be on TV. One thing that hasn't changed is that the unfamous tend to think that famous people have it made, that fame is a bowl of cherries, that fame inoculates you from pain and suffering. This book chronicles the last days of some sixty high achievers and proves otherwise.

Hans Christian Andersen was a poor, awkward, teasable, lonely child who became a rich, awkward, teasable, lonely adult. When he stayed with Charles Dickens, a writer he much admired, Dickens stuck a card above the guest bed after Andersen departed: "Hans Andersen slept in this room for five weeks which seemed to the family AGES."

If you thought that being the President of Mexico on eleven separate occasions, losing a foot in battle, and being responsible for chewing gum would make you famous, you (as Donald Trump would say) are a loser. Americans only remember Santa Ana for "winning" the battle for the Alamo. Kicked out of Mexico in the late 1860s, he lived on Staten Island for a while. There an American inventor befriended him and wondered about his habit of chewing chicle, the gum from a tropical tree. The inventor bought a ton of it from Santa Ana, thinking he would make rubber out of it. That didn't work, but adding sugar and selling it as chewing gum worked spectacularly well. Santa Ana never made a dime from chewing gum and he died one-legged and penniless in Mexico City in 1876. Karma, baby, karma.

Howard Hughes, Peter Stuyvesant, Sigmund Freud, Florence Nightingale and Salvador Dali all ended up after their glory days in various but uniformly depressing ways, which has the marvelous effect of making the reader feel much better about their own coming demise. We who never fly high, never have to worry about crashing to earth.

#### VULTURE PEAK

By John Burdett

A lot of authors use a specific place as a character in their books, but there's a trick to using it well. The good ones understand that a city is an expression of a culture. Paris is an expression of French culture just as Las Vegas, Detroit and Washington, D.C. are expressions of ours. These places are the way they are because we are the way we are. John Burdett's place is Bangkok and in a fascinating series of books featuring Royal Thai Police Detective Sonchai Jitpleecheep, he writes about the Thai sex trade the way that someone from Detroit would write about making cars -- no big deal, this is what we do, here's how it's done -- and we do it in a city so deep in police and political corruption that the only people who keep the drug, sex and patronage kingpins under control are the drug, sex and patronage kingpins themselves. They police each other lest one become the king of kings. *Vulture Peak*, the fifth book in this series, is a detective story but it's really an alt *Lonely Planet* guide to Thai culture, not just a guide to the cheapest beach vacation and the best noodle shop.



## TEENS IN GREEK DRAMA

By Carmela Marner and Josh Santiago

This fall, the Franklin Stage Company received a generous matching grant from the A. Lindsay & Olive B. O'Connor Foundation to create its first After School Theatre Program for Teens.

For this inaugural effort, director Josh Santiago, who helmed Henrik Ibsen's *An Enemy of the People* with a cast of teenagers in FSC's 2015 season, explores the mythological landscape of *Prometheus Bound*, the final play by the fifty century BCE Greek playwright Aeschylus (though some attribute authorship to his son).

The cast and crew are comprised of thirteen area students in grades seven through twelve who meet four times a week. The project will culminate in three public



Student actors rehearse *Prometheus Bound* at FSC

performances on Friday, November 20 and Saturday, November 21 at 8 PM and Sunday, November 22 at 5 PM.

The play is based on the myth of Prometheus, the Titan who defied the gods and gave fire to humankind, an act for which he was chained to a rock and subjected to perpetual punishment.

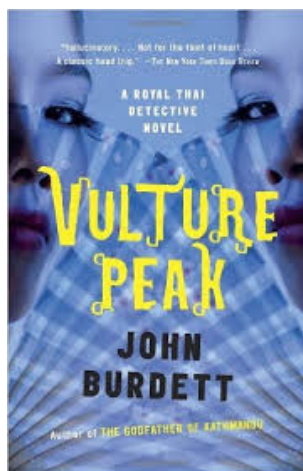
"The punishment is not only for stealing fire, but also for thwarting a plan by Zeus to obliterate the human race and start afresh on earth," says director Santiago, who graduated from SUNY Oneonta in 2014 with a major in Theatre and a minor in Philosophy. "Prometheus not only prevents the destruction of humanity but, in fact, saves humanity at tremendous personal sacrifice. It's interesting to note that Aeschylus actually thought of himself as a soldier first, rather than a tragedian, and thus this play challenges us to think in many layered ways about suffering, fear, courage and hope."

The students involved have come together from Franklin, Delhi, Laurens, Walton, Unadilla and Oneonta to create a community of thoughtful, artistic young people working collaboratively.

"I was right on board when Josh proposed *Prometheus Bound*," says Artistic Director Carmela Marner. "FSC's mission to make classic texts relevant and compelling to our audiences couldn't be more thrillingly demonstrated. Nothing warms my heart like a room full of teenagers excited about ancient drama, and that's thanks to Josh."

While the text of the play is composed almost entirely of conversation and speeches, in Santiago's production the students are delving into the ritualistic roots of drama, incorporating music, dance, masks, and costume into the art of storytelling. The teenagers are building the instruments and the masks, composing and performing the musical score, choreographing movement, and designing costumes, as well as, of course, performing the play!

As always at FSC, admission is free (donations gratefully accepted) and reservations are recommended. Call 607-829-3700 or [reserve@franklinstagecompany.org](mailto:reserve@franklinstagecompany.org). FSC is located in Chapel Hall at 25 Institute Street in Franklin, opposite Franklin Central School. More details about FSC can be found at [www.franklinstagecompany.org](http://www.franklinstagecompany.org)







## UpState Arts with Edmond Rinnooy Kan

Editor's Note: Mr. Kan has graciously filled in for Jane Carr, who is retiring from this column. The NFR thanks Jane for her valuable contributions to these pages!

### WHAT FALL COLORS CANNOT DO

Yes, the fall colors are beautiful, but I don't get inspired to paint them. They are *too* beautiful, *too* perfect. There is nothing I can add or change to make them more interesting. Nothing I can do to make someone look at them in a new way. A painting of the fall colors is usually a poor copy of the real thing, no matter how well executed.

Fall colors are not the only subject that painters tend to leave alone. Other things are also too beautiful to paint. Claude Monet, the famous French impressionist, once took a trip to Holland to paint the tulip fields. It didn't work out very well; there was just too much color to handle. Monet was very unhappy with the results. Somehow he could not get his fingers around it and that was very unusual for the maestro. I don't think he ever exhibited the work. So, let's add tulip fields to the no-no list.

Sunset (or sunrise) is another subject that painters stay away from: incredibly beautiful, but like fall colors and tulip fields, impossible to paint. Most painters don't even try, with a few exceptions, most notably the British painter JMW Turner. He didn't mind throwing a full-bodied sun into his work every now and then, but I cannot say I am impressed with the result.

The best example of how you can go wrong is his painting "Flint Castle." We see a group of innocent fishermen in the foreground, the castle behind them. At the horizon is a nuclear explosion of relentless yellow with a whitish yellowish circle at its center to make sure that that we understand where all this yellow is coming from. It is a disgusting painting, way over the top, grossly overdone. Leave the sun alone. Let's put her on the no-no list. Likewise, don't paint Bambi's. Yes, they are cute. I like very much to see them hopping around in the fields, but not on a canvas.

And then there is the smile. What's more beautiful than a smile? That's exactly the reason why most portrait painters stay away from it. An interesting exception to this rule is the Dutch 17<sup>th</sup> century painter Frans Hals. He made very

lively portraits of people drinking, playing the flute, flirting, etc. They are having a good time, so they smile or even laugh.

The paintings are great, but the laughter makes his characters look a little bit shallow. Somehow a laughing face seems to be lacking intrigue or depth. If you had your portrait painted, would you want to be depicted laughing? Probably not.

For the most famous painterly *smile* we have to turn to Leonardo da Vinci and his unbeatable Mona Lisa. What to say about this smile, this most captivating, intriguing, mysterious smile in the world? Only that some painters can take on a no-no subject and excel in it. But I doubt if Leonardo would have done an equally good job with our fall colors.

So what are painters inspired by? Ugliness? Indeed, ugliness can be inspiring. Like Van Gogh's painting of a pair of dirty, worn out boots. "Oh, but that is not ugly," I hear you say. "Worn out boots can be very beautiful." That is exactly the point. The painting by Van Gogh makes you look at them in a different way. They were just old ugly clunkers but now you can see the beauty in them. That is the artist's eye at work, seeing the beauty (or the magic, or the intrigue, or the mystery) in something very common, or even ugly. The excitement is not in seeing the beauty in the beautiful, but seeing the beauty in the ordinary. That's where the artist starts to be inspired. That's when they pick up their brushes and start to paint.

Gerard Reve, a contemporary Dutch writer, used to say that there was nothing inspiring about a good person doing something good or a bad person doing something bad. The story starts when a good person is doing something bad or the other way around. There must be some conflict, some imperfection to build on. Good – on – good is death to the creative juices and leads to snoring in the room.

Back to our beloved fall colors: too beautiful and too great to inspire, but thus, even more special for me. I don't have to take out my sketchbook and draw them, or take pictures or do color schemes. This beauty I can leave alone. I can just sit down, relax and enjoy the view.



### MUSIC HERE AT HOME

By Jason Starr

*"One good thing about music/ When it hits you, you feel no pain."*

- Bob Marley



Music....hmmm.... musing on music....what do I have to say? In writing, that is.

In my first column, I gave a little background on my experience of becoming a musician. Now I'll write about my current experience of things musical, from the Summer Issue up to today. Last time, I invited people to come to the Railroad Museum to check out the Musicians In Franklin. For the record, there has been no MIF meeting since August 24, mainly because I have not scheduled one. Not due to anything tragic or even slightly dramatic, but I mention this for David, who inquired about the meetings.

I had been asked some time earlier to get some musicians together to play for New Old Franklin Day, which I did. By the time August 29 came around however, other musicians were enlisted. This was fine by me as I was able to enjoy the Day simply as a Dad, seeing my daughter's face painted like a butterfly and my forehead adorned with a Blue Narwhale. Come September, I was able to live out some folk singer fantasies. Perhaps "fulfill folk singer job requirements" is a better way to put it. I put music to lyrics written by a fellow Franklin resident. The resulting song is "Up On Hebbard's Farm," which I performed at a rally on September 12, held at a gorgeous spot

on Van Tassel Road. The beauty of that spot and many other spots in Franklin are threatened by the pipelines and compressor station proposed to be built here. Hence the rally. That was the first public performance of the song. It was the official kick-off of the event. I was nervous about it, remembering the words especially, but I knew I had a loving crowd in front of me so it would be OK no matter what. And it was OK. More than OK. I got the words right. People started clapping along. The music served a great purpose by focusing people, preparing them to share their energies, their support for each other, and to express their plight to the outside world. I could not have been more pleased with my role as a musician for the cause. And when it was suggested I play the song again to cap off the event, I happily obliged, becoming even more enthused as people again clapped and, having heard the words the first time, sang along with me. Folk Music at its finest.

"Up On Hebbard's Farm" can be heard on YouTube. A search for "Franklin Collateral Damage" will get you to a moving video shot the same day.

My next musical event (aside from the minutes carved out to practice), was performing on September 26 at the Cauliflower Festival in Margareville. For me, the best

See MUSIC, continued on Page 15



Some of the cast and crew of **Prometheus Bound**: Back, left to right: Jacob Glueckert, Felix Bridel, Angus Finn and Demetri Jaromack. Front, left to right: George Machala, Caroline Bagby, Lola Olson and Kyle Davidson



NATURE RIDDLE-POEMS WRITTEN DURING BHLIC WORKSHOPS FOR KIDS, SUMMER 2015

1. Tabor Reed, East Meredith, 8 years old

You can grow me anywhere,  
I am three different colors counting my stem,  
I can be taller than a baby,  
Some might call me Black and Yellow,  
I have one eye,  
Who am I?

Answer: Black-eyed Susan

2. Wraith Rodriguez, Franklin, 6 years old

I love to sing  
In a group.  
I have a big family.  
My house is in the forest.  
I have sharp teeth.  
My favorite food is meat.  
What am I?

Answer: Wolf

3. Samantha Gorsch, Delhi, 6 years old

I'm like a mirror in the ground.  
I'm full of sleeping animals.  
When summer comes I change form.  
I'm the same color as the summer sky.  
A change in temperature means certain death for me.  
What am I?

Answer: Frozen pond

4. Alyssa Jaromack, Franklin, 8 years old

There are a lot of us.  
Some people hate me.  
I was born in the sky.  
I cry a lot,  
And go away at times.  
Who am I?

Answer: Storm cloud and rain

5. Risdon Reed, East Meredith, 8 years old

I live in the sky with many different friends.  
I have many brothers and sisters,  
but none of us are the same build.  
I am like a big room.  
I have no furniture in my room,  
but I have electricity and friends that live with me.  
You can sometimes see me and sometimes not.  
I look like a blown-up plastic bag.  
Who am I?

Answer: Storm cloud



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**MUSIC, continued from Page 13**

part of this event was listening to Mike Herman do his amazing country blues, finger picking style, and then getting to talk to him as a peer. I became aware of Mike when I first moved here a few years ago, so to now be sharing a bill with him means a lot to me. He is always helpful, gracious, and his music is particularly inspiring to me, as I am primarily a strummer who dreams of being able to play finger-style like he does.

The second-best part of this event (maybe third, behind the History-of-Cauliflower-in-the-Catskills information on offer) is I could play a bunch of songs I don't get much of a chance to perform in public. Songs from the American Songbook. A few originals. In short, I could stretch out a bit musically, in a beautiful

environment. Most people are not there just to listen to music, so it felt special when someone clapped after a song, or put money in the tip jar, or said "Nice job!" Or when a couple slow danced as I played a waltz tune...well, that gave me a really good feeling.

So here we are in October. This afternoon I have practice with my band for a gig we have tomorrow. Enjoyable as that is, the most exciting thing in my musical present is my daughter's interest in playing the clarinet. She can get lessons at her school. I happen to own a clarinet, given to me as a gift even though I know next to nothing about playing one. It is now at the Walton House of Music, being checked out and repaired by Larry Jamieson, being made ready for... the Future!

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**LUCKY, continued from Page 1**

Fifteen years later, they lease an additional 115 acres, operate a food hub, manage a Community Supported Agriculture (CSA) program, and run the Lucky Dog Farm Store and Café that is known, among other tasty offerings, for White's crusty, tender "crocodile" bread. In 2011, White acquired the Hamden Inn, across from the farm on State Route 10, and is bringing that pillared 1844 landmark back to life.

It's about "community," says the soft-spoken Giles, explaining the appeal of small-scale, local farming as we sat one morning last summer in the café. "Working with your neighbors, sharing transportation and having a community where you can talk about these things."

Once upon a time, all food was local. We raised or hunted or caught the meat and fish we ate. Milk came from the cows in our pastures, and wheat was ground into flour by a mill at a nearby river.

But decades ago, long-distance industrial farming replaced the personal touch. Vegetables and fruit, often grown using non-sustainable methods, come from thousands of miles away. The produce is engineered to preserve "freshness" and color during its trek to the supermarket, but usually arrives tasteless. You and I pay for the journey.

As Giles wrote in *The New Franklin Register's* Spring 2010 issue, "Transporters, oil companies, and the distributors and handlers higher up the food chain get most of [our food dollar]. It is likely, in fact, that we waste more in the transportation of food than the food is worth. How does this make sense?"

Answering that question helped birth the Lucky Dog Food Hub.

"We started it quite nat-

urally," says Giles, "as an outgrowth of our farm operation. On a shoe string, with our own used trucks, to go down to the city."

Eventually the Center for Agricultural Development and Entrepreneurship (CADE) brought the area's farmers together, and in 2013 Lucky Dog formally became the nucleus of a local food hub.

Tuesday and Thursday mornings find Giles loading a NYC-bound truck with produce and products from as many as twenty-five farms, mostly from Delaware County and a few from Schoharie. Deliveries are made to downstate res-



Richard Giles

taurants and wholesalers, and then it's on to major greenmarkets such as the one in Manhattan's Union Square, which draws thousands of customers.

"It's quite a weekly adventure," says Giles.

The Food Hub does present challenges. Farmers must bring their goods to Lucky Dog ahead of transport dates, and Giles needs a place to keep them. He has more paper work now and not enough storage room.

But CADE pointed Giles toward the Rudolf Steiner Foundation, which last spring, with matching grants from the Delaware County Economic Development Office and others, awarded Lucky Dog \$40,000 to build additional

storage space.

Farmers respond energetically. Shannon Mason, whose family has owned a farm in Jefferson, in Schoharie County, since 1817, wrote me that "Before the Lucky Dog Food Hub, there was a huge gap in local food distribution in our area. Lucky Dog has filled that need." Her family's 310-acre farm has forty-five Jersey cows, which provide butter, kefir, yogurt and rich bottled milk under the Cowbella label.

"Twenty-five percent of what we make at Cowbella is shipped downstate on the Food Hub trucks," wrote Mason. "Lucky Dog has become an amazing resource for local farmers as a place to congregate our products, to be sent either downstate or with another producer on a delivery route they travel."

Nick Fogliano, who owns Dragonfly Pond Farms on Route 23 in Walton, sends roughly thirty dozen eggs to the city each week (and charges a bit more than he does in the 'hood). "What I like," says Fogliano, "it's very easy access getting to Richard. He extends his place. And it opens up a new market for us. That's about thirty percent of our egg sales."

Patrick Rider, who with his wife, Thanya, owns the two hundred fifty-acre Greenane Farms on County Road 10 in Meridale, uses the Food Hub to sell his pasture-raised Black Angus beef, goat and succulent heritage pork. Rider calls Giles "a visionary farmer" and "an innovative businessman."

Perhaps Mason of Cowbella sums up the Lucky Dog Food Hub best: "There is now a clear channel that connects the amazing food produced in our area to the masses of people who are clamoring for it downstate."

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**TREADWELL, continued from Page 4**

heat loss, becomes so much more essential during the long months of dark days. Will I have to climb out of one of the trailer's windows if the snow piles up over three feet one night and I can't open my door?

Taking a moment away from pondering on how we shelter ourselves, I read Geoffrey O'Brien's review of Patti Smith's books. He describes *Just Kids* in these words: "What the book expresses supremely well is the tentativeness of every movement forward, the sense of following a path so risky, so sketchily perceptible, that at any moment you might go astray..." The premise of Smith's years as a young artist and my struggles are about as far apart as it gets, but that description resonated for me while I stand with my empty house that is waiting to be re-imagined. Maybe it looks like I have "done nothing," but the house has slowly crept under my skin, at any and every moment making me feel like I might go astray.

**GET THOSE LIGHTS UP EARLY!**

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

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**NOW, continued from Page 2**

"Well, that'd be a handy tool/skill in the apocalypse," or "That wouldn't/would work in the apocalypse." Discussing it, even with fourth grade children, is recommended in a parenting website's article, titled "30 Questions to Ask Your Kid Instead of 'How Was Your Day?'"

There is little denying that we are a culture steeped in apocalyptic fervor. One might even argue that End Times are often romanticized, despite the numerous and obvious tragedies that "the end" would likely bring. So, what does this actually say about us as a culture?

One review of historical and current apocalyptic narratives suggests that this epic fascination, stemming from numerous points of view and belief systems, all collectively represent a burning dissatisfaction with the world's current affairs, and a deep desire to imagine something new. (2)

It's no surprise that people are preoccupied with the end because they are jaded with the present state of the world. Unfortunately, a globe-shattering event would be required to bring about an end of what is, to enable what will be.

And, for all the apocalyptic fever out there, it is difficult to find imaginings of a future beyond survival and the shadows of fallen civilizations. Domsday preppers are celebrated on reality television for their caches of weapons and MREs. In fiction, nine out of ten times the post-apocalypse yields a dystopian society, where the problems of the past re-emerge to haunt survivors into the future. It seems that for all the progress of the human race, we can not easily imagine a future where we do not repeat the mistakes of history.

We have failed to envision a future worth surviving. Psychologist Rollo May wrote that "depression is the inability to construct a future." Are we too depressed, too beaten down to imagine a better future? Perhaps. Sure, most of us would say world peace, no hunger, no pollution, etc... But most of us would also have trouble describing what a brave new world would look like, or how it would work.

This is distressing, if most people feel this way. Are we just animals surviving the ups and downs of creation through time, like cockroaches? Until we can use our allegedly evolved brains to imagine a new and improved world, and invest as much in the beginning as we do in the end, then cockroaches we shall be.

During this era of existential crisis for us as a species, we should consider for a moment where we have been and where we *need* to go, in order to get beyond a future based on mere survival. If we do not choose to dream of the possibilities and imagine a way to be free of all that is wrong, if we do not choose to take the next step in our evolution, then the future will remain bleak, with or without an apocalypse.

**References:**

(1) Clayton, S., Manning, C., and Hodge, C. (2014) Beyond Storms and Droughts: The Psychological Impacts of Climate Change. Washington, DC: American Psychological Association and ecoAmerica.

(2) Hyong-jun (2014), "The Post-Apocalyptic Turn: A Study of Contemporary Apocalyptic and Post-Apocalyptic Narrative." Theses and Dissertations. Paper 615.

**PONZI, continued from Page 8**

ruined. With the advent of fossil fuels, however, economies could be made to grow by increasing the use of energy. And oil, the main source of energy, was easy to come by. Unhappily, we humans are not very good at looking ahead: in the exuberant and expansive race for wealth that has marked the industrial period, we forgot that we live on a finite planet with only so much stuff on it—including coal, oil and gas.

The year 2005 marked the peak of global production of what is called conventional oil, the classic "black

gold" of Pennsylvania, Texas, Oklahoma, Russia, and the Middle East. That oil was onshore, close to the surface, relatively cheap and easy to get out of the ground. Instead of recognizing that the peak of conventional oil was a turning point in our civilization, governments and oil companies began a frenzied search for ever more remote, expensive, technically challenging and more polluting sources of fuel, including deep sea drilling, fracking for oil and gas, mountain-top removal, and tar sands.

After the peak, it was no longer possible to generate

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economic growth simply by increasing the supply of energy. Starting in 1970, when U.S. conventional oil production peaked, governments, corporations, and individuals began to substitute debt for growth. Everyone borrowed: Wall Street invented financial instruments to create ever more fictitious money, governments racked up enormous deficits, individuals lived beyond their means with credit cards and home refinancing, the Fed blew one bubble after another in high tech, then housing, and fracked oil and gas, as our economy was increasingly turned into the fraudulent casino it is today.

Drillers used to shove a pipe in the ground and out flowed abundant oil or gas. Today, they must spend millions on rigs to drill down miles, then drill horizontally and then blow up layers of rock to release the fuels. All that costs a lot of money and a lot of energy. And fracked gas wells (like those in the Marcellus Shale that would provide the gas to fill the Constitution and TGP pipelines) deplete very rapidly; instead of producing abundant gas for years as conventional wells

do, fracked wells produce lots of gas for a few months and then rapidly fall off, so that the companies must drill many wells (at great cost) to keep up production. Because many drillers have been losing money on their gas for years, they have been borrowing millions in the junk bond market at low rates courtesy of the Federal Reserve's zero-interest-rate-policy.

The financial frauds of the housing bubble nearly brought down the world economy in 2008. Our government bailed out the big banks whose gambling caused the disaster and left the rest of us on the hook for their debts. Then the Fed blew new bubbles, this time in extreme energy. Companies bought leases, drilled wells, pumped oil and gas only to find that the customers don't have any money because all the good jobs have been shipped overseas. Drillers in the Marcellus Shale need about \$6/mcf to break even. Today, the price is \$2.50, so they drill faster to keep production up to pay the interest on their debts, while the increased production drives the price ever lower. One day soon markets are going

to recognize that a bunch of Ponzi schemers paying each other bonuses is not a sound way to run an economy, and something very bad is going to happen.

The Constitution Pipeline is part of this massive international financial fraud. The export markets it is supposed to serve in Europe and Asia are all rapidly falling on hard times but, as long as CP and Kinder-Morgan can keep fooling new investors, they will continue the charade. They may never ship gas but they will do as much damage as they can for as long as they can - to land that does not belong to them.

The saddest part of this story is the bitter division in communities like Franklin along the pipeline, sad because the energy decline that is surely coming will bring our economy very low and we shall all need each other's help and cooperation as never before to maintain a decent, civilized, healthy life. It is a deep and sorrowful pity that, at this very moment, our communities have so painfully fractured.

When the drillers blasted the rock so far beneath the surface, they released not only a temporary flush of gas, but also demons of discord and dissension.

*\*Summary on Compressor Stations and Health Impacts, February 24, 2015, [www.environmentalhealthproject.org](http://www.environmentalhealthproject.org)*

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YOU EAT  
(IT'S NOT ALL FOOD)**

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PILOT, continued from Page 1

reason to welcome the noise and air pollution from such industrial facilities into our rural countryside.

However, not all properties are taxed. New York State requires total exemptions for churches, governments, non-profit corporations, and partial exemptions for farmers. Also it allows towns to grant partial exemptions for some other groups.

This is seen as unfair when wealthy organizations get substantial tax exemptions. As partial compensation, New York State created a contractual agreement, Payment in Lieu of Taxes or PILOT.

Many nearby compressor stations are exempt from property taxes because the companies have negotiated PILOTs. For example, the Millennium Pipeline Company LLC avoids half of the property taxes over the next fifteen years for the Hancock compressor station on Hungry Hill Road. Under this PILOT, Millennium pays an average of fifty percent of property taxes, but the exemption is larger in the early years. (This on a taxable value set by the PILOT at \$12.7 million, less than a third the cost of the project.) In addition, the project is exempt from sales taxes, which saves Millennium nearly as much as the exemption from property taxes.

Millennium is a for-profit corporation, and therefore its properties are not tax exempt. But the Delaware County Industrial Development Agency (DCIDA) is a government agency, and therefore is exempt from taxes. By the DCIDA buying the property from Millennium and leasing it back, the property becomes exempt from property taxes. And by the DCIDA appointing the contractor, The Pike Company Inc., as its operator or agent, the project becomes exempt from sales taxes.

Under the NYS law that governs them, IDAs should enhance local economic development. Any loss of local tax revenues should be more than offset by gains in local permanent jobs and spending.

The DCIDA made two claims to justify its granting a PILOT for this Hancock project, which our IDA offered up in response to a Freedom of Information Letter request from this newspaper.

The first is to insure the local supply of natural gas. But given the modest consumption of gas in southern Delaware County, it is hard to see how an additional 15,900 horsepower for compression is necessary.

Indeed Millennium states that the purpose is to move more gas through the county from producers in Pennsylvania to Algonquin Gas Transmission interconnect near Ramapo NY, and between Laser NE Gathering interconnect in Windsor NY and Columbia Gas Transmission interconnect in Deerpark NY.

The second reason is an estimat-

ed gain of \$17.0 million for the local economy over the fifteen years of the PILOT. Supporting this is *Millennium Pipeline, Hancock Compressor Station, General Economic Impact Analysis*, prepared by Shepstone Management Company Inc. and paid for by Millennium. It is five-page report of which the first page is a cover and the second is a summary of the remaining three pages.

If true, then this gain would more than offset the loss of taxes, estimated by Millennium as \$3.7 million. However, Jannette Barth (Ph.D in economics, University of Maryland) of the Pepacton Institute points to problems with the assumptions underlying his analysis.

The analysis considers only the benefits of the compressor station while ignoring all costs. For example, there will be losses of tax revenue from neighboring properties. On Hungry Hill Road, three homes have received twenty-five percent or fifty percent assessment reductions because of proximity to the station, and the two nearest homes were razed, one because of construction damages to water and septic systems. The analysis also ignores the costs of any accidents. There was one during construction, which resulted in evacuations.

The analysis assumes an unrealistically large multiplier of 1.5 for the payroll and spending going to Hancock. The town is rural with a limited supply of labor, materials, and services. Other counties that could readily supply these are only a few miles away from Hungry Hill: Sullivan County NY and Wayne County PA.

According to a review by this newspaper, Mr. Shepstone's equation for the local economic impact reduces to:

$$\begin{aligned} \text{Impact} &= \text{Payroll} + \text{Spending} \\ \text{Impact} &= \$5.6 \text{ million} + \$11.4 \text{ million} \end{aligned}$$

The full equation appears to have

only two variables, with values supplied by Millennium. (The analysis is cryptic in that he does not write-out his equation.) The one variable for payroll is the number of jobs, given as 75 to 90, with 82.5 used by SMC. The other variable for spending is the total cost of construction given as \$43 million – although else-

where Millennium consistently cites \$40.2 million. Cost of materials and services, \$36.8 million, is calculated by subtracting the estimated payroll of \$6.2 million. Analysis states \$38.8 million, but this appears to be a typo.

This equation contains a few constants. Of these, two are referenced to studies of projects to build LNG export terminals at Cove Point, Maryland and Jordan Cove, Oregon. Another is referenced to a project to

build a 680 mile long, forty-two inch diameter gas pipeline from Oregon to Wyoming. All are multi-billion dollar projects, a hundred times larger than the Hancock project. Four constants are unreferenced, justified as "reasonable."

Thousands of compressor stations have been built throughout the United States. Why then did Mr. Shepstone write his own equation for local economic impact, unique for this one station?

Is Mr. Shepstone qualified to objectively analyze the economics of this industrial project? On the website of Shepstone Management, a list of over sixty recent projects includes only five economic impact analyses, and those are all agrarian: deer farms, vineyards, and the foie-gras industry. (The Hancock analysis is not listed.) Shepstone's B.S. degree is in agricultural economics from PSU College of Agriculture. Other reports by SMC in Delaware County include: Town of Bovina Comprehensive Plan, Deposit Area Community Needs Study, Upper Delaware Ridgeline Project Hancock Community Profile, and Town of Masonville Comprehensive Plan. What is more, the author is not a neutral analyst, but a strident advocate for natural gas, as is evident in his writing posted to his website *naturalgas-now.org*.

Economic justification of a PILOT for a compressor station should not to be taken for granted. Earlier this year, the Montgomery County IDA did not proceed with such a PILOT for Dominion Transmission, Inc., voting five to zero, with one absent and one abstaining. Said director Rose, "If job numbers were higher and there was more of a public benefit, obviously we would have taken the application." In addition, the lost taxes are made up by higher taxes for almost all landowners, whereas any gains go to a much smaller group.

The *General Economic Impact Analysis* and other documents supplied by Delaware County IDA do not support the forecast of \$17 million in benefits to residents of Hancock Town and Delaware County, and therefore do not justify the tax exemptions provided to Millennium for the compressor station. This raises questions about the approval of the PILOT by DCIDA.

Regardless of the real economic impact, none of the documents provided by DCIDA justified the necessity of offering a PILOT to Millennium to locate the compressor station in Delaware County. Of the six sites considered in the FERC Environmental Assessment, four are in Delaware County. Millennium already owned the Hungry Hill site, whereas it did not even have options on the two sites in Sullivan County.

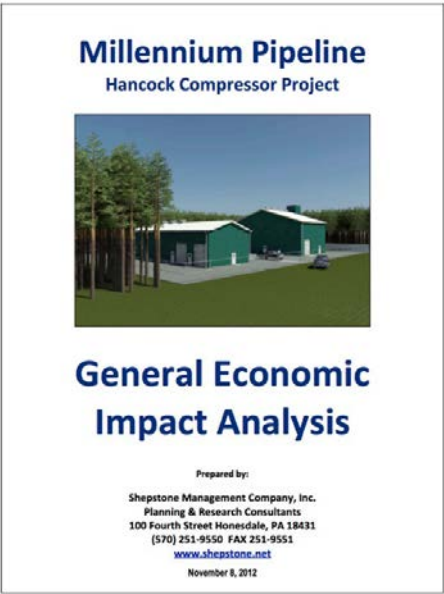
The use of a PILOT to encourage development is inherently controversial because it trades the certain loss of local taxes for the speculative gain in local employment and spending. Critical to the approval is the soundness of the forecast of gains in excess of losses.

The Ouleout in June

By Alexander Hynd-Lindsay

Sweet Ouleout! Thy beauty charms  
The soul of one who has the eye.  
The true deep sense of poesy.  
'Tis a delight to see thee now  
Sleep on and dream among the grass  
And flowers, soft-breathing in the sun;  
Kissed by its beams of fire and gold.  
Ouleout! In thy pure face  
I see fairest of June-blue skies —  
Fleece-clouds from Nature's finest loom—  
A livery fit for gods to' wear.  
And, when the twilight, gray and still.  
Greets the faint blush of fading day,  
I see all twinkling, glittering there  
The diamond stars upon thy breast  
And, as they breathe their vesper hymns —  
All turn to dreams within my soul.  
O Song-delight to thee and me!  
Sweet Ouleout — my earth-born heaven!  
Prized gem of Nature, pure, serene;  
Much would I give to know thy thoughts—  
Thy speech primeval, and thy dreams —  
How I would love to make them all  
My own, and in thy innocence  
Live as becometh Nature's child.  
Sweet Baby-stream so beauteous!  
So simple and so innocent,  
Alas! Too soon, lost wilt thou be  
In the dark river's restless breast.  
But pray, loved Ouleout, sing on!  
Thy song of sun-bathed hills, and dales.  
Of blowing flowers, and piping birds,  
Or drowsy clouds, and dreaming stars.  
When in the dark, strange, swirling depths  
Sing on! As thou art whisp'ring now  
Thy music through the emerald way.

Editor's Note: Mr. Hynd-Lindsay's poem, written in the early 1900s, was actually about an Ouleout Creek in the Adirondacks. But surely we can adopt his sentiments as our own.



we ♥ our trees



And it's time, friends and neighbors, for more fun with Jack, who might be you or you or...you. So hold on to your hats for another thrilling episode of...

# MURDER AT THE FARMERS' MARKET

A seismic explosion woke me up like a shot of wine gone bad. I rolled over to look out the window and saw a large black crater where my mailbox had been. Either Home Depot was having another sale on mailboxes or someone was trying to scare me. Wilson's dog was running around in circles, leaping into the air trying to catch little flying bits of paper like snowflakes in winter. And I had really been looking forward to catching up on some of the latest car dealer bullsh\*-a-thons at breakfast.

Later as I was reading fragments of mail spread over the kitchen table, I noticed a few pieces of identical handwriting were lining up. 'Our agent Donn...imply...retaliat...watch your bac...'  
What tha?

After breakfast I had to give Wilson's dog another shave. He'd liked the attention he got on the plane and besides I think he had a new girlfriend. I wouldn't see him for days, and my best bowtie ever again.

That cryptic message made me so nervous, I confused the tubes in the bathroom and brushed my teeth with A&D ointment.

Digital technology has final corrected an ancient problem. High-tech mirrors no longer present the viewer with a reversed image, thereby allowing one to see oneself as one actually looks to other people. The cosmetic industry is in shambles. Dyslexia is hot.

I called around to the seven, checking on new developments and letting everyone in on my trip and what had happened this morning. More than one person suggested a meeting and the consensus was that everyone bring a friend. As in Al Pacino's 'Say hello to my little friend.'  
Okay by me.

Later that evening, each member entered my kitchen and laid their 'friend' on the table. We had a Colt 45, a Ruger P94DC 9mm, a Smith & Wesson 357 Magnum, an Uzi 9mm, an AK 47, a Glock 23, four sticks of dynamite, some plastic explosive, two hand grenades, lots of fuse, a bunch of M80's, a Red Rider BB gun, two leaking Super-Soaker water pistols, a crossbow, a slingshot, some balloons, a lasso, a boomerang, a couple of Frisbees, and a box of matches.  
I watered down the beer.

Multi-lensed cameras are creating an impressive virtual reality experience. Peripheral vision is built in. People in the image seem to respond to the viewer.  
United Nations representatives have been brought to tears viewing refugee camps around the world through this very realistic experience.  
But something's missing.  
Perhaps it's the smell.  
Vape liquids come in many flavors. Can the filmmaker's olfactory locale be gathered, condensed and spritzed on viewers?  
First there were the snuff films of the 80's. Now we have sniff films.  
Coming soon to a theater near you.  
Invest now in dry cleaners.

The box of matches belonged to Danny and everyone eyed him with apprehension. A few years ago while lighting his fireplace with those cheap wooden Emerald matches, a fragment broke off, shot across the hearth and hit his cat who immediately burst into flames and took off across the living room lighting everything up along the way. The cat survived. Almost lost the house.  
We wondered if this was the same box.  
Thanks, Danny, I said.  
As far as the other stuff went I had to ask if it was legal.  
Except for the Frisbees, somebody said.

Well, we all walk on water when it rains.  
  
Solutions no one can afford are not solutions.  
  
Two male hummingbirds were going at it, doing territorial loop-di-loops over the potting shed. They moved to the back porch feeder and started jousting, flying at each other as fast as they could, playing chicken. Neither of them was. They hit each other head on and both fell to the ground unconscious. The cat raised her eyebrows. I was raising bread.  
I picked one up in each hand. The first to regain consciousness shot out of my hand and hovered about four inches away from my face, looking me straight in the eye, buzzing as they do like a giant bumblebee.  
The other came to and off they went, at it again.

Beware the statistician, always working within the parameters of not-quite-right. Statistics without efficacy are worthless. There are always exceptions and isn't it the exceptional we need?  
  
Someone asked if I'd put in a new courtyard light. I said I didn't have a courtyard light. Well, nonetheless, it's on, someone said.  
We rushed to the kitchen windows.  
My eight-foot-high pole-mounted three story birdhouse was totally engulfed in flames throwing a quivering light up the side of the barn and down through the farmyard night.  
Jeanie grabbed the super soakers, raced outside, drew them like a gunslinger and in three shots, doused the fire.  
Everyone cheered.  
Now we're getting serious, I said.  
They had no idea.  
I had hidden something very important in that birdhouse.  
  
*To be, as always, continued...*



## A RECORD OF RECENT VOTES BY THE FRANKLIN TOWN BOARD

MOTION	VOTE				
	Supervisor	Council			
	Taggart	Grant	Huyck	Sitts	Smith
5/05/15 Sell motor from parts truck at auction	Y	Y	Y	Y	Y
5/05/15 Accept bid for culvert from Chemung Supply at ?	Y	Y	Y	Y	Y
5/05/15 Rent model 2007 excavator for two months at \$3,490/month	Y	Y	Y	Y	Y
6/02/15 Adopt Local Law 1-2015*	Y	Y	Y	Y	Y
6/02/15 Accept Standard Work Day Resolution	Y	Y	Y	Y	Y
6/02/15 Accept bid for Air-Flo dump box from M & C Truck at \$45,105	Y	Y	Y	Y	Y
7/07/15 Appoint Dawn Ritz as Town Clerk	Y	Y	Y	Y	Y
8/04/15 Rent excavator for an additional month at \$3,500	Y	Y	Y	Y	Y
8/04/15 Buy 2016 Dodge RAM 4WD truck at \$51,179	Y	Y	Y	Y	Y
8/04/15 Appoint Jan Schlafer as Deputy Town Clerk	Y	Y	Y	Y	Y
8/12/15 Hire Cheryl Sacco of C & G to write road use law at \$1,500	Y	Y	Y	Y	Y
8/12/15 Hire Delta Engineers to prepare RPP at \$7,000	Y	Y	Y	Y	Y
9/01/15 Rent excavator for an additional month at \$3,500	Y	Y	Y	Y	Y
9/01/15 Hire Delta Engineers to prepare RPP at \$6,400	Y	Y	Y	Y	Y

\* Local Law 1-2015, Governing the Sale, Application, and Disposal of Waste Associated With Oil and Natural Gas Exploration, Extraction and Storage Activities  
Note: Monthly motions to accept minutes and adjourn meeting are not included





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The Newsletter of the Franklin Citizens Commission on Peak Oil

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Ellen Curtis      Carole Satrina Marner  
Eugene Marner      Hank Stahler  
Associate Editor: Brian Brock

Editor  
Marjorie Bradley Kellogg

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What are we about?

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

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

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

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

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

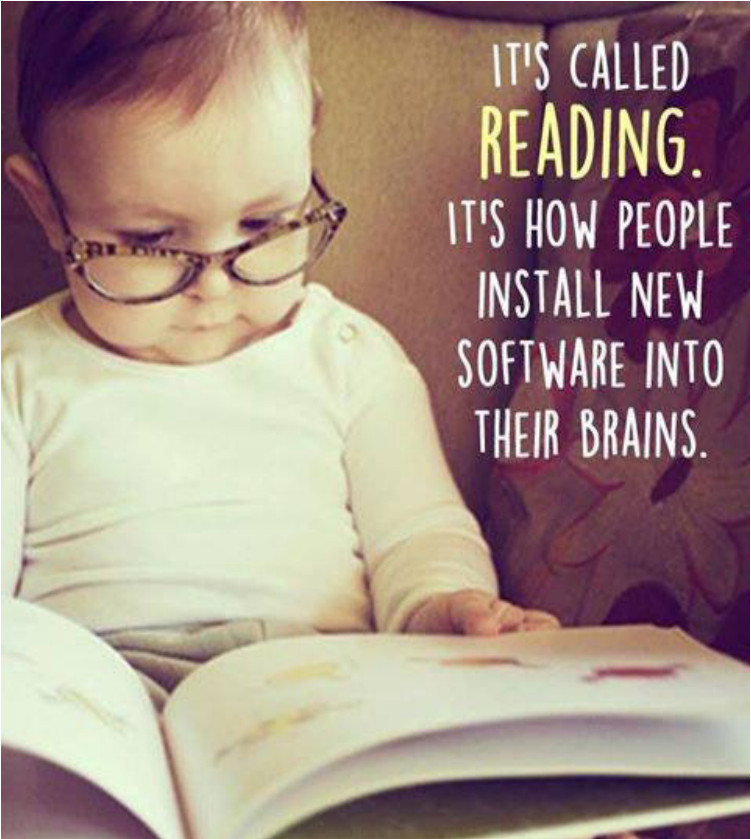
PLEASE JOIN US!

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

[franklinlocal.org](http://franklinlocal.org)

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### RECENT REAL PROPERTY SALES IN THE TOWN OF FRANKLIN

DATE	LOCATION	ACRES	TYPE	ASSESS.	SALE	SELLER	BUYER
4/3/2015	Poet Hill Rd	14.22	Rural vac>10	30,000	49,800	Lynch, Vincent A	Vicole, Frank
5/6/2015	92 Bissell Rd	8	1 Family Res	150,000	204,000	Matthews, Dana M	O'Loughlin, Gareth
5/15/2015	1405 Fleming Rd	3.25	Rural vac<10	12,000	10,000	Hunt, William A	Snow, Eleanor M
5/27/2015	Ed Klug Rd	10.24	Rural vac>10	25,000	2,996	County of Delaware	Foster, Kimberly A
5/27/2015	Ed Klug Rd	10.27	Mfg housing	25,000	3,192	County of Delaware	Piacente, Angelo Jr
6/27/2015	512 Bookhout Rd	11.48	1 Family Res	144,000	0	Latoraca, Francis M	Latoraca, Loretta M R,M
7/6/2015	6116 E Handsome Bk Rd	8.4	1 Family Res	150,000	170,000	Lavrik, Loretta	Finnegan, Ralph K
7/7/2015	1405 Fleming Rd	3.25	Rural vac<10	12,000	7,500	Snow, Eleanor M	Marciano, Sally
7/8/2015	Tupper Hill Rd	1	1 Family Res	52,000	0	Harvey, Cynthia	County of Delaware
7/16/2015	82 Water St	0.25	1 Family Res	84,000	125,000	Mignier, Aimee E	Orton, Gary W
7/22/2015	Frank Slawson Rd	42.5	Rural vac>10	68,000	26,000	County of Delaware	Nowicki, Monika
7/22/2015	Tupper Hill Rd	1	1 Family Res	52,000	5,848	County of Delaware	Harvey, Cynthia
7/25/2015	703 Thoroughbred Rd	44	Rural res	227,000	119,500	HSBC Bank USA	Hegel, Robert M
8/8/2015	5094 County Highway 14	2.65	1 Family Res	100,000	47,569	Waldron, Charles W	Lannert, Jason R
8/12/2015	223 Lintz Rd	9.07	1 Family Res	135,000	250,000	Bauder, Kathleen C	Comodo, Marc M
8/18/2015	123 Main St	4.99	1 Family Res	142,000	175,000	Brown Estate,	Heimbauer, Gary J

*R Relatives                      M Multiple parcels*

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