

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
Work Session Minutes  
April 26, 2010**

The Dover Township Board of Supervisors held a work session on Monday, April 26, 2010, which began at 6:02 PM in the Meeting Room of the Dover Township Municipal Building. Dover Township Supervisors present were Chairman Curtis Kann, Madelyn Shermeyer, Michael Husson, Duane Hull, and Monica Love. Laurel Wilson, Township Manager; Atty. Charles Rausch, Township Solicitor; Bradley Hengst, Township Sewage Enforcement Officer; and Dawn Slegel, Recording Secretary were also present. There wasn't any public present.

Chair Kann announced that Mr. Hengst was present to discuss amending the Township's Well Ordinance.

Mr. Hengst stated that there are some deficiencies in the Well Ordinance. He joined a Masters Well Owners Network which involved training at Penn State on protecting wells and constructing wells. He learned that a well should consist of three major things: 1. Grouting the well; 2. Extending the well above ground about one foot; and 3. Sealing the well with an insect proof sanitary well cap. In examining the Well Ordinance, he noted that there are several sections which need to be amended. The definition section should be revised. The definition of a well is not only a water system for a house but should include a geo-thermal system. The applicability section is fine in its current state. The permit section does not need any alterations either. The section on isolation distances is also fine as it stands. The section on construction and abandonment standards will need some amendments. The first standard involves casing. Previous discussions were held about using PVC casing for wells in Dover Township. An excellent way to extend a wellhead is with PVC pipe, but it is not allowed in the Township's Well Ordinance at this time. The only problem with PVC is that a special grouting must be used. The soil and underlying rock strata in Dover Township lend themselves to using PVC casing. He recommended allowing the use of PVC casing. The grouting should be restricted to bentonite clay. This type of grout will not make heat where cement grout does and will melt the PVC casing. PVC casing is less expensive and doesn't rust. He suggested that the casing should stop about one foot above grade and that the ground should slope away. Ground level wells are vulnerable to groundwater. The well cap is another issue of concern. The Ordinance does not currently require a cap. A well cap prevents rodents and insects from entering the well and contaminating the well water. A sanitary well cap contains an O-ring which is placed on the casing with set screws and contains a gasket in between. It also has a small screened hole which allows air to enter and serves as a vent. There is no place for rodents or earwigs to enter the well area. This type of well cap retails for approximately \$25 to \$30. In the section dealing with inspections, the Ordinance lacks the repair of broken parts. It needs a mechanism that requires a property owner to fix a broken well cap, etc. which would then require additional inspections.

Supervisor Husson questioned requirement for additional inspections when it should be the property owner's responsibility.

Mr. Hengst replied that the inspection would be to insure that the broken item was repaired.

## **Work Session Minutes of 4/26/10 - Page 2.**

Supervisor Hull recommended educating the public first on protecting groundwater.

Mr. Hengst stated that there are costs involved with a permit which tend to make residents angry, but a repair permit should be issued to check that the repair work was completed. He did not know the direction that should be taken in that situation. Currently, a well permit is only needed for the initial installation of a well with a fee of \$100. There is no mechanism established for any other type of permit.

Supervisor Love suggested putting an article in the newsletter pertaining to wells and protection of the groundwater.

Mr. Hengst reported that the well permit is not connected with the use and occupancy certificate. Property owners can drill a well, move into their home, obtain the use and occupancy certificate, and Mr. Hengst may not have received their well report. The well permit process should be a part of the use and occupancy punch list.

Supervisor Hull questioned the process of testing the well.

Mr. Hengst replied that in the section of quality and quantity, it is currently the property owners' responsibility to conduct any well water testing. The Township does not require any testing or minimum flow reports. In his opinion, this section of the Ordinance is fine in its current state.

Chair Kann suggested placing an advisory comment in the Ordinance for the property owner to conduct well water testing before moving into a house.

Mr. Hengst noted that this advisory could be part of the educational process because people do not actually read the Ordinance. The remainder of the Ordinance consisting of fees, appeals, hearing, and violations are all standard ordinance procedures and do not require any changes.

Chair Kann inquired about the procedure of a violation.

Mr. Hengst responded that each day is considered a separate violation if the problem is not repaired.

Supervisor Shermeyer recommended that the Township require for new wells that the well drillers must place the sanitary well caps on the wells.

Supervisor Love asked whether the well inspections completed by Mr. Hengst are in his possession or the Township's.

Mr. Hengst answered that any active files remain in his possession until the well certificate is issued and then those files are given to the Township to incorporate into their property files.

Supervisor Husson was concerned with the Township's involvement of well inspections.

**Work Session Minutes of 4/26/10 - Page 3.**

Mr. Hengst commented that this Ordinance is not intended to be like the Sewage Management Program.

Atty. Rausch advised that a provision be placed in the Ordinance that all wells be covered with an appropriate well cap. So then if the well is not covered, it would be a violation.

Chair Kann remarked that the first step should be to put an article in the Township Newsletter stating that the Board is considering revisions to the Well Ordinance.

Mr. Hengst stated that people do not seem to attend educational programs but amendments to the Well Ordinance may bring people to a meeting.

Manager Wilson suggested that Mr. Hengst submit his article with the Well Ordinance amendments to the Township by early June for the July Summer Edition. It would also be nice to have a draft ordinance ready by that time.

Supervisor Shermeyer questioned whether the Ordinance contains any regulation that if a well has been opened, it should be shocked before using the water again.

Mr. Hengst expressed his concern with the action by one neighbor affecting other neighbors' wells.

Chair Kann recommended that the PVC pipe extension have a downhill slope of one foot above *finished* grade.

Mr. Hengst commented that he would like to also share the draft ordinance with some qualified well drillers.

Chair Kann closed the work session at 6:57 PM.

Respectfully submitted by: \_\_\_\_\_  
Dawn D. Slegel, Secretary