

THOMAS J. SHEPSTONE

POSITION: Principal - Shepstone Management Company
Planning and Research Consultants
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EDUCATION: BS in Agricultural Economics
Specialty in Rural Development
The Pennsylvania State University, 1973

ACTIVITIES: Executive Director, Lackawaxen-Honesdale Shippers Association
Member, Pennsylvania Planning Association
Director, Wurtsboro Airport Foundation
Ex-Chairman, Wayne Memorial Health System
Ex-Chairman, Wayne Woodlands Manor Nursing Home
Ex-Board Member, Delaware Otsego Corporation
Ex-Board Member, Wayne County Housing Authority

PUBLICATIONS/
PRESENTATIONS: "Self-Help Planning," *Pennsylvania Township News*
"Local People Join Forces to Save Upper Delaware," *Planning Magazine*
Methods of Archeological Protection for the Upper Delaware Scenic and
Recreational River," Upper Delaware River Management Plan
"Changing Emphasis on National Parks Requires New Citizen Participation and
Management Concepts," Emerging Technology and Processes in Community
Development Conference, Pennsylvania State University
"Local Land Use Controls for a Federal Resource," Water Resources Association
of the Delaware River Basin Conference
"Changing Land Uses Demand New Zoning Approaches," *Pennsylvania Planner*

PROFESSIONAL
EXPERIENCE:

1977 to Present: Sole principal of Shepstone Management Company, Inc. (SMC). SMC has specialized in market research, economic development and land use planning, having developed and assisted with the administration of land use regulations in dozens of communities. The firm has operated primarily in New York and Pennsylvania but has extensive experience in representing both private and municipal clients throughout the Northeast, California, Michigan, North Carolina, Oklahoma, Virginia, West Virginia and Wisconsin. Agricultural economic development is a particular expertise.

SMC has assisted several communities and counties with economic development planning. It aided Sullivan County, New York, with the assembly of an Economic

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Development Strategy that was closely followed and used to bring forth millions of dollars in State aid for projects. Wayne County, Pennsylvania and Columbia County, New York have also received SMC's help in developing economic development strategies.

SMC has, too, assisted with the preparation of agricultural economic development plans for Sullivan, Schoharie, Schuyler and Steuben Counties, New York, among several other similar studies.

SMC regularly works with Industrial Development Agencies in both New York and Pennsylvania on benefit/cost analyses, environmental assessments and packaging of applications for financial assistance. The firm has been involved in projects in Ulster County, Buffalo (Erie County), Pike County, Sullivan County and numerous other locations.

SMC also assisted the Catskill Watershed Corporation in developing a 5-county strategy for use of \$60,000,000 in New York City funds provided for economic development of the region and guided the Sullivan-Wawarsing Rural Economic Area Partnership in developing a Strategic Plan for economic development.

SMC has conducted numerous major environmental assessments in compliance with the New York State Environmental Quality Review Act and local environmental assessment regulations in both New York and Pennsylvania.

SMC has helped numerous communities and counties in both Pennsylvania and New York prepare Comprehensive Plans, Zoning Ordinances, Subdivision Regulations and other planning documents such as Agricultural and Farmland Protection Plans. The Wayne County Comprehensive Plan and (and a subsequent update) offer one example and that project included two large opinion and information collection surveys - one of resident landowners and the other of second-home owners. SMC has written or rewritten several dozen zoning laws and ordinances in Pennsylvania and New York, including numerous projects in Lackawanna, onroe, Pike, Susquehanna and Wayne Counties in the Commonwealth and Delaware, Orange, Sullivan and Ulster Counties in the Empire State.

Mr. Shepstone chaired and provided professional leadership to the Federal-State-Local planning team that prepared the innovative Land and Water Use Guidelines adopted by the Secretary of the Interior for the Upper Delaware Scenic and Recreational River. These guidelines represented a new flexible approach to federal involvement in protection of valuable natural resources.

Mr. Shepstone is also frequently retained to appear as an expert witness on behalf of clients. This has included professional testimony in hearings by the Pennsylvania Liquor Control Board, United States Federal Court, the Pennsylvania

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Public Utility Commission, the former Interstate Commerce Commission, the Pennsylvania General Assembly, the Maryland State Legislature and the Health Services Agency of Northeastern Pennsylvania as well as the state courts and various local agencies.

Testimony is usually requested on subjects related to population trends, economics and development activity or zoning issues. Mr. Shepstone's testimony has been cited by the Pennsylvania Commonwealth Court in important zoning decisions favorable to his clients on multiple occasions, most recently with a case in Monroe County from 2016.

SMC has also prepared a number of feasibility studies and market research reports for private development projects, including convenience stores, housing and assisted living projects, meat processing facilities, retail enterprises and branch banks.

SMC's transportation work has included detailed traffic impact reports for both residential and commercial development and assistance to rail user groups in Maryland and several other states in establishing shortline railroad operations.

SMC helped the Wayne and Monroe County Housing Authorities (Pennsylvania) obtain financing for various housing projects. Mr. Shepstone also assisted both Authorities in administrative roles during critical transition periods.

Finally, SMC consulted with *Energy In Depth* to promote natural gas development in Northeastern Pennsylvania and the Southern Tier of New York. It is also publisher of *NaturalGasNOW.org*, a blog focused on the same objective from the perspective of a landowner with a gas lease. SMC has conducted numerous studies of property values in the two states, including analysis of the impacts of Marcellus Shale development on land prices.

1973 to 1977: Wayne County Director of Planning. Obtained \$6,000,000 in program assistance from the Appalachian Regional Commission, the Land and Water Conservation Fund, the Pennsylvania Community Facilities Act and the Farmers Home Administration. Helped the Wayne County Housing Authority reorganize and develop a 73-unit senior project. (Subsequently served as Acting Executive Director). Also, organized the Wayne County Redevelopment Authority and made successful application for CDBG grants used for community center, housing rehabilitation and small town revitalization projects.

1973 (Mar. to Nov.) Community Development - Youth Agent, Pennsylvania State University Cooperative Extension Service, Carbon, Pike and Monroe Counties.