

**Town of Enfield Planning Board Meeting**  
**June 6, 2007**

**Present:** Virginia Bryant, Ann Chaffee, James McConkey, Rich Neno Sr., Calvin Rothermich, Debbie Teeter, Doug Willis

Call to order 7:10 p.m. (prior to the call to order, board members reviewed building permits)

Welcome and Introductions

**Privilege of the Floor**

- Mike Miles reported taking a recent hike on Connecticut Hill, specifically the Newfield side of the proposed wind farm, to see the proposed turbine sites. He recommended this hike to Planning Board members. Town Supervisor Jean Owens invited him on the tour this Saturday of the wind farm in Fenner for Town Board and Planning Board members. Discussion followed concerning who from the town government would be attending this tour.
- A resident asked if the Fenner wind farm turbines are the same size as those in John Rancich's proposal? No one was sure.
- A resident suggested that Planning Board meetings be listed in the government section of the local newspaper, and also suggested information be added to the town's website regarding where residents can see wind towers that are similar in size to those in the proposed farm.
- An area has been taped off on Connecticut Hill to indicate the clear-cut zone area, if anyone is interested in seeing this.
- A comment was made that there could be many issues involved in clear cutting on state land.

**VanOstrand Road Subdivision proposal review (tax parcel 16.-3-9.2)**

Carl Snyder, North American Land, attended the meeting to discuss the subdivision and answer questions for the board. Jim McConkey said he believes the town of Newfield and the New York State Parks Services need to receive copies of the subdivision plat as they own adjacent delete property. A public hearing will be required within 45 days. Following discussion, the board agreed to change the July meeting to Tuesday, the 5th and hold the meeting at the community building. Jim McConkey agreed to take the plat to County Planning and ask if they can provide comment to the Planning Board in advance of the July 5th public hearing. Virginia Bryant will talk to the town clerk regarding the notice for the public hearing.

**Problems with Subdivision Regulations**

- The Subdivision Regulations say that if they are in conflict with the Site Plan Review document, the more restrictive language will apply.
- The subdivision regulations call for a schedule of fees, which does not exist.
- The site plan review indicates a \$50 nonrefundable fee will be charged, and possibly a fee equal to the cost of the review. This fee would probably only apply if the town had to hire a consultant for the review process.
- The board should consider developing an amendment to the Subdivision Regulations to bring them in line with the Site Plan Review document.
- The Subdivision Regulations require a Subdivision Form which doesn't exist; County Planning recommended using the town of Dryden's form as a template.
- Ann Chaffee asked if the form was redundant; she expects developers or subdividers will review the regulations and make sure they are following them. Board members concurred with this; however, there was agreement that the form would provide a summary of the required information which would make the application process easier.
- Virginia Bryant agreed to draft a recommendation to bring the Subdivision Regulations and Site Plan Review in line with each other for the board to review at the next meeting.

Meeting adjourned 8:20 p.m.