

Town of Enfield
Planning Board Meeting Minutes
March 7, 2012
Enfield Community Building

PRESENT: Mike Carpenter, Ann Chaffee, Stephen Givin, Calvin Rothermich, Marie Vandemark, Dan Walker

Excused Absence: Virginia Bryant

STAFF: Alan Teeter/Building Code Enforcement Officer
Sue Thompson/Planning Board Recording Secretary
Vera Howe-Strait, Town Board Representative

Meeting called to order at 7:05 p.m.

Dan Walker made a motion to accept the minutes of the January 4 meeting with the following changes: Vera Howe-Strait's name taken out and Marie Vandemark's name added in under Present. Stephen Givin seconded the motion. Minutes passed unanimously.

Michael Carpenter reported that the Enfield Town Board examined the Site Plan Review Law presented to them by the Planning Board. Changes were made to the plan and the Town Board will review it again.

There was discussion on the work done by the Planning Board vs. Town board vs. changes in document made by the town lawyer.

Michael Carpenter started a discussion on the Comprehensive Plan and how the law should reflect the current attitudes and changes of the town. There have been many changes in the town since the Plan was written.

There was discussion regarding fracking or no fracking within the town. Michael Carpenter offered to contact ENSAW, Enfield Neighbors for Safe Air and Water, organization to come speak to the Planning Board. The board decided that was not necessary.

Michael Carpenter reported that Virginia Bryant is following through with the Aquifer Study discussed at the January meeting and will report her progress at the next meeting.

Comprehensive Plan Discussion

Michael Carpenter had an outline of the Comprehensive Plan before it was written in 2001. He reported that the Town Board wants the Comprehensive Plan done by

November 2012. The Planning Board agreed to the date. Planning Board members were asked what they thought should be done organizational wise with Comprehensive Plan. Vera Howe-Strait was asked to question the Town Board as to what they would like to see in the Comprehensive Plan.

Dan Walker said he was working on the mapping for the Comprehensive Plan. The following is list of ideas he presented.

- What are the goals of the town?
- How are they dealing with 23,000 acres – roads?
- A guide on how land is used within town. The Comprehensive Plan is what usually helps set up zoning in the town.
- Encourage industry, agriculture
- Increase housing
- Senior Housing
- Residential development in certain areas
- Water and Sewer
- Maintain Enfield as a rural town – housing sustainable for the town.
- Do we want to direct housing to certain areas
- Affordable housing
- Eco village
- Should the committee conduct a survey as to what the town wants
- Law that allows wind farms
- What is conflict with agriculture
- Agricultural farming – empty buildings not used (pig and chicken farm). Agribusiness – processing grain, etc. Industrial Park resource available, eater, etc.
- Soils, Aquifer needs to be put together for designating what areas are available for what sources.

Stephen Givin stated the people in the town should have input in Comprehensive Plan. It should not just be the Town Board. Is there a need for changes in the Comprehensive Plan? Buildings that the town owns should be looked at for new plans.

There was discussion regarding people who own land acreage so that building does not occur on the land. Deer hunting on the land. Agriculture land use – management.

Marie Vandemark stated that a Comprehensive Plan could dictate zoning within the town. The Comprehensive Plan already shows what the town is involved in. The people should have a say, there should not be a “group” that is allowed to dictate what you can do with the land.

- Natural resources – parks very valuable.
- Water – maintained

- Agric Business
- Comprehensive Plan should be flexible so people have a voice
- What is already here in the town – business, land, houses, etc.
- Laws already in place dealing with Comprehensive Plan
- Comprehensive Plan people thinking zoning
- Zoning creates a stalemate within a town, people move out.

Michael Carpenter stated that the Site Plan Reviews says it has one zone and that you have to meet certain requirements.

- Interested in what the Town Board is doing with existing town buildings
- New Town Hall/Community building with the highway facility
- Town Buildings are not over utilized.

Ann Chaffee stated the original Comprehensive Plan was so that the town could apply for grant opportunities to achieve community goals and objectives.

- There is a limited amount of funding.
- Goals need to be kept in mind – taxes.
- Comprehensive Plan gives a base to make decisions within the community.
- What funds are available to work within the town?
- What has changed in the Comprehensive Plan regarding current conditions?
- What may change in the next 10 years
- Utilities – schools unchangeable?

More questions were brought up by members:

- What do kids in the town want to see in the town
- Town Beautification Project – contact Ann Rider
- Town Highway Facility – what will be done with the old facility
- Community Building needs. Can the Code Enforcement and Courts be moved in to the old highway facility?
- Make the Community building a total community building
- Marketing both government facilities in Enfield Center using the funds to building a new government/community building
- Infrastructure of the Community Center (Enfield Center)
 - Community Center
 - Fire House
 - Government Buildings
 - Hamlet for people to use

- Highway facility moved to move the trucks out of Enfield Center away from the community
- Recreational facility need – more land
- Sewage needs to be addressed
- Moving government offices to highway facility area is not necessarily a good idea
- Economic Development

Discussion on Agriculture

The town has changed from dairy farms to crop production farms. In order to maintain the agriculture industry they need to be protected through the Comprehensive Plan. The agricultural acreage needs to be updated. There is more land in agricultural production currently than 10 years ago. Land rent for agricultural usage is lower in Enfield than in the Town of Ulysses.

New Business

- Michael Carpenter asked the Planning Board members to read the Comprehensive Plan over and make comments on what changes need to be done.
- Vera Howe-Strait said she would report back from the Town board as to what they would like to see in the Comprehensive Plan.
- Dan Walker advised the Planning Board a SEQRA (New York State Environmental Quality Review Act) form has to be filled out for action passed by the committee. This form then has to be filed in the Town Clerk's office. Dan Walker will bring a copy of the form to the next meeting.
- Alan Teeter, Code Enforcement asked to have recommendations made regarding College View North, 570 Bostwick Road. They will be putting in more housing. The original housing project was approved in 1970 by the Tompkins County Health Department. The area is not in compliance with the current Site Plan Review Law of Enfield. Alan was asked by the Planning Board to ask for an environmental impact statement and a statement on total potential usage for the area from College View North.
- Agenda for the April 4, 2012 meeting:
 - Vera Howe-Strait report regarding the Town Board needs in the Comprehensive Plan
 - Virginia Bryant report on Aquifer Study
 - Comprehensive Plan (read through and comment on changes)

There was a discussion on the new law to provide copies to the public of documents used by the Planning Board at their meetings. One copy will be made available to the public at meetings unless a copy is requested ahead of time.

Stephen Givin made a motion to adjourn the meeting. Dan Walker seconded the motion. Meeting adjourned at 8:20 p.m.

Respectfully submitted,
Sue Thompson
Recording Secretary