

Town of Enfield Planning Board Meeting
April 4, 2018 - Enfield Community Building

PRESENT: Joe Dawson, Henry Hansteen, Dan Walker

OTHERS PRESENT: Alan Teeter, Code Enforcement Officer, Lindsey Garner

EXCUSED: Ann Chaffee, Steve Givin, Rich Teeter

Dan Walker called the meeting to order at 7:05 p.m.

Dan Walker designated Alternate Member Joe Dawson as a Substitute Member of the Planning Board for the meeting as 3 regular members were absent.

Henry Hansteen made a motion and seconded by Joe Dawson to approve the minutes for the March 7, 2018 meeting. Motion passed unanimously.

NEW BUSINESS:

1. Sketch Plan for Subdivision of Tax Parcel 3.-3-9.2

Lindsay Garner, presented a preliminary sketch plan for a possible subdivision of 304 Hayts Road, Tax Parcel 3.-3-9.2, owned by Donna Halloran. The Parcel is 127.78 Acres and has been farmed by Stick and Stone Farm. The parcel has a house and barn at 304 Hayts Road. The owner is considering subdividing off the corner of the parcel that includes the House and Barn, and possible an additional two 2 acre parcels on Sheffield Road. In 2017 a 2.19 Ac Parcel was subdivided on the Southwest corner of the main parcel. There was also subdivision of 2 parcels from 2005 to 2007.

Ms. Garner stated that the Owners intent was to subdivide the house and barn from the remainder of the property to be able to continue to own the house if the farm land was able to be sold. The two frontage lots are being considered as an income source if the owner did not sell the entire property. If only the House parcel was subdivided, the current subdivision law would make this an administrative process by the Code Enforcement Officer and would not require a Planning Board action. If three or more lots were created it would require an approval by the Planning Board. The Board discussed the issues of wanting to know the owners intent for the future if only two lots were created now, and is the intent to come back in the short term to subdivide another lot off. Dan Walker said that if the intent is to create more lots in the near future having overall plan for board review would be consistent with the intent of the subdivision regulation.

Ms. Garner will discuss the options with the Property owner.

2. Review of Draft Solar Law

Dan Walker provided the Board with copies of the 3-6-18 draft of the Solar Energy Law. The board members reviewed the law and had no major comments. The process of the Planning Board taking a lead role in the site plan review and environmental review and

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making a recommendation to the Town Board which would be making the determination of issuing the Special use permit was discussed and understood by the board members present.

OLD BUSINESS:

Alan Teeter reported that the owner of the Parcel which has the approved Delaware River Solar site wants to subdivide the parcel to have the Solar Plant on its own Parcel. No proposed plat was presented and since this project has site plan approval based on the entire parcel, the Planning Board should review the subdivision even if it is only a two lot subdivision.

Henry Hansteen made a motion to adjourn the meeting. Meeting adjourned at 8:30 pm

Respectfully Submitted, Dan Walker, Planning Board Chair