

Town of Enfield Planning Board Meeting
August 1, 2018 - Enfield Community Building

1

PRESENT: Ann Chaffee, Steve Givin, Henry Hansteen, Rich Teeter, Dan Walker

OTHERS PRESENT: Joe Dawson, Alan Teeter

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

Dan Walker made a motion and seconded by Henry Hansteen to approve the minutes for the June 6m , 2018 meeting. Motion passed unanimously.

Alan Teeter, Code Enforcer, stated there was no major activity to report. There was discussion on parcels for sale on North Applegate Road and "small/tiny" houses. g for the subdivision. Three or more units on a parcel need Planning Board approval and regulated by Department of Health. He reported that the house on the corner of Enfield Main and Enfield Center Road has been purchased by the owners of the old Methodist Church. The plan is to take the house down and build a garage. Delaware River Solar and the Verizon Tower on Fish Road have reported no activity. The permit for the Tower was given 1 ½ years ago he will have to check if they need to submit for a renewal permit.

Dan Walker stated he was not sure where the Town Board was with the Solar Law. Both Alan Teeter and Joe Dawson reported that the Board was still working on the Solar Law. Dan Walker stated he heard that two members of the Energy Committee had resigned but did not know why.

Dan Walker reviewed the beginning part of the Subdivision Regulations:

- Page 3- 102.3 Comprehensive Plan – change “a plan prepared by the Planning Board” to Town of Enfield pursuant.. Should this be Planning Board, Town Board or both?
- Page 3 – 102.4 Official Map – add statement that map is updated and provided by the Town.
- Page 3 – 102.6 District: Hanging definition – refers to zoning district. Do we need this? Revisit.
- Page 4 – 103.4 Cluster Subdivision: Discussion on affordable house. Multiple lots but no public facilities – water, sewer. Development in Comprehensive Plan could change this section.
- Page 7 – Section 106 Yard Definitions – Discussion if this section is needed? Could define a minimal front yard of 25 yards. Enfield Center homes have smaller lots. How close to build to your neighbor – issues of fire safety and privacy. This section would be good to have it is a form of land development control.
- Page 7 – 107.4 Principal Building: change “and most conspicuous building or building on the lot.” To “and most conspicuous building on the lot.”
- Page 11 – change centering of “The Town of Enfield Subdivision Regulations’ to no centering “these regulations, “The Town of Enfield Subdivision Regulations”, have been adopted...

- Page 12 - **Section 204 Types of Subdivisions and Procedures**

- These regulations recognize two types of subdivision (see Section 203.1) which are subject to different review and approval procedures by the Planning Board at public meetings.
- 204.1 Major Subdivision: including new public streets, utility extensions, clustering, deviation from established Town policy, or resulting in five or more lots. Review includes required submissions by subdivider and at least one public hearing by the Planning Board.

- 204.2 Minor Subdivision: **change** “resulting in two to four new lots of less than five acres each and no new public facilities. Review includes required submissions by subdivider and at least one public hearing by the Planning Board”
to “resulting in 3 or 4 new lots of less than five acres each, and no new public facilities. Review include required submissions by subdivider and would require a public hearing by the Planning Board.”
- NEW: 204.3 sub-division into 2 lots does not need to come before the Planning Board.

- **Section 205 Coordination with County Health Department**

Discussion that the Health Department is seen before town permit is issued. Recommended that the “Any lot proposed must be large enough to accommodate a system” be changed to enlarge a development of 150 feet for septic and water system”. Need to decide on exact measurements to be larger than Health Department regulations.

Dan Walker asked the Committee to review the rest of the regulations for changes/additions for the next meeting.

Dan Walker stated he would like the Highway Superintendent to review the road design details in the regulations.

The next meeting is September 5.

A motion to adjourn the meeting was made by Ann Chaffee and seconded by Henry Hansteen. Meeting adjourned at 8:20 p.m.

Respectfully submitted, Sue Thompson, Recording Secretary

NOTES

Information regarding subdivision regulations and submitting as a town law.

Enfield Town Board Minutes – May 13, 2015

Sub-Division Regulations: Planning Board chair Dan Walker stated the Planning Board has approved the proposed changes to the Sub-Division Regulations. Changes were made to Section 204. Sections 204.1, 204.2 and 204.3 were rearranged to put sub-divisions with 2 lots first. A minor sub-division resulting in 3 or 4 new lots, and no new public facilities, would require a public hearing and would follow the regular sub-division process. A major sub-division would be one that may require new public streets, utility extensions, etc. and would result in 5 or more lots. The only change is a sub-division into 2 lots does not need to come before the Planning Board. He would like to pass these regulations as a local law since the town doesn't have a zoning ordinance.

Supervisor Rider moved, with a second by Councilperson Bryant to accept the Enfield SubDivision Regulations as presented by the Planning Board, and move them to a local law.

Discussion: Councilperson Carpenter had some questions on the language in the document, but was willing to discuss the items in more detail after the process began to make the regulations a local law.

Vote: Councilperson Bryant aye, Councilperson Carpenter aye, Councilperson McGee aye, Supervisor Rider aye. Councilperson Howe-Strait excused. Carried

Supervisor Rider moved, with a second by Councilperson McGee to hold a public hearing on the proposed Sub-Division Regulation Law on June 10, 2015 at 6:15 p.m.

Vote: Councilperson Bryant aye, Councilperson Carpenter aye, Councilperson McGee aye, Supervisor Rider aye. Councilperson Howe-Strait excused. Carried

Enfield Town Board Meeting - June 10, 2015 Sub-Division Regulations: Supervisor Rider reported the town attorney has looked at the regulations and they are not in a format for a local law. He has only focused on policy and structural issues. Overall it is well written. There are many definitions that are not referred to in the document and he has other concerns about wording.

Councilperson McGee suggested the Planning Board could make the necessary changes with recommendations from attorney Guy Krogh.

Supervisor Rider stated she would meet with Dan Walker and would forward the letter she received from Guy Krogh to Councilperson Carpenter and Councilperson McGee.

Councilperson Carpenter thinks the Comprehensive Plan and Sub-Division Regulations could be on parallel tracks. They could be worked on together. Guy Krogh should be consulted for the formatting to make the document a local law.

Councilperson McGee will talk to Dan Walker about how this could work with the Comprehensive Plan and how they could complement each other. The law should reflect what the Comprehensive Plan suggests. She feels it would be helpful to know what Guy Krogh feels is irrelevant to the Town of Enfield