

Town of Enfield Planning Board Meeting
September 5, 2018 - Enfield Community Building

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PRESENT: Ann Chaffee, Steve Givin, Henry Hansteen, Rich Teeter, Joe Dawson

OTHERS PRESENT: Alan Teeter, Code Officer

MEMBERS EXCUSED: Dan Walker

Henry Hansteen chaired the meeting and Joe Dawson, Alternate, was asked to sit in as a substitute voting member of the Planning Board.

Henry Hansteen called the meeting to order at 7:05 p.m.

Henry Hansteen made a motion and seconded by Steve Givin to approve the minutes for the August 1, 2018 meeting. Motion passed unanimously.

Henry Hansteen introduced David Burns who is considering buying parcels 2.227 and 2.222, Iradell Road, to split and or build up to 5 homes combined on both parcels.

There was discussion regarding concerns on the property listed above:

- Possible lots: 1 back lot divided into 3 sections for 3 buildings which would need 45 foot road frontage 1 lot with 2 duplexes, 30 foot road frontage.
- Issue of safe access to the parcels because of the distance from the road. Road has to be in good shape for access and use by emergency vehicles
- One house is allowed per 15 foot of frontage. Frontage requirement is NYS law 280.
- Suggested David Burns talk to the Health Department regarding any concerns - septic and well - for all lots proposed.
- If a land variance is requested a Public Hearing would be required.
- The King family (1.-1-2.223) Right-of-Way is owned by Benedicts who own the land where David Burns wants to purchase.
- David Burns stated he is communicating with his possible new neighbors for any concerns they might have.
- It was suggested that any agreements regarding right-of-way or other land exchanges be legal in writing.

David Burns was told to schedule with Alan Teeter, Code Enforcer, to come back to the Planning Board for approval of the subdivision.

The next meeting is October 3.

A motion to adjourn the meeting was made by Henry Hansteen and seconded by Rich Teeter. Meeting adjourned at 8:00 p.m.

Respectfully submitted, Sue Thompson, Recording Secretary