

Town of Enfield Planning Board Meeting
November 9, 2018 - Enfield Community Building

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

OTHERS PRESENT: Alan Teeter, Code Officer

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

Steve Givin made a motion and seconded by Ann Chaffee to approve the minutes for the September 5, 2018 meeting with the following changes: page 1 The SEQRA Review page 8...should read "and how it is handled.". Motion passed unanimously.

Dan Walker asked if there were questions or comments regarding the proposed Solar Law. No one had any comments. Dan Walker reported on working with different communities and solar installations. He reported that the Town of Dryden has many regulations regarding solar installations.

Dan Walker stated that the solar law still needs work. One area is that the Planning Board will review all permits before the Town Board approves them.

There was discussion on if there was still any place to put a major solar farm in the Town of Enfield. It was not sure if there are substations available for larger farms. It was noted that the land involved should not be actively used agriculture land.

Henry Hansteen asked what the alternative available resources were in reference to the proposed solar law page 8 D 1. Dan Walker stated that the USDA describes prime soil categories. Recommendations can be made to what the soil can be used for productive land growing, example - soy, hay, etc. vs. not growing anything land is limited to what people can use their land for (land not good for growing agricultural products). It also involves what the incentive in farming is price of rental/lease of land.

Alan Teeter, Code Officer, met with Mike Carpenter regarding the use of the Unified Solar Permit. It was decided to make a few changes on the permit and use it in collaboration with the solar law. Alan Teeter also reported that there has been no word from the David Burns proposed project on Iradell Road.

There was discussion on Enfield's Subdivision Regulations. On page 7 Yard Definitions - does there need to be specific measurements set – what size lot can be had – typical building lot space between houses to protect neighbors. Health Department regulates septic and well area. Dan Walker will send out recommendations for the Planning Board to look at regarding yard definitions. He will also bring in tax maps for the Planning Board to look at.

The next meeting is December 5. A motion to adjourn the meeting was made by Dan Walker and seconded by Ann Chaffee. Meeting adjourned at 8:00 p.m.

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Respectfully submitted, Sue Thompson, Recording Secretary