

Draft  
Town of Enfield  
Planning Board Meeting  
Enfield Court House and via Zoom  
Wednesday, August 4, 2021  
7:00 p.m.

Present in Person: Planning Board Chairperson Dan Walker; Planning Board Members Ann Chaffee, Henry Hansteen, Rich Teeter; Planning Board Alternate Member Joe Dawson; Code Enforcement Officer Alan Teeter; Town Supervisor Stephanie Redmond; Town Deputy Clerk Alice Linton. Present via Zoom: Planning Board Member Mike Carpenter and Town Councilperson Robert Lynch.

Chairperson Dan Walker called the meeting to order at 7:12 p.m. He explained that remote members aren't able to vote unless their location is provided to the public in advance. Therefore Joe Dawson, alternate, will vote as Mike Carpenter is unable to, although he will be able to participate in discussions.

**Approval of Minutes:**

Ann Chaffee moved, with a second by Rich Teeter, to approve the **minutes of the June 2, 2021 regular meeting** with several typographical changes.

Vote: Dan Walker, aye; Ann Chaffee, aye; Joe Dawson, aye; Henry Hansteen, aye, Rich Teeter aye. Carried.

Ann Chaffee moved, with a second by Dan Walker, to approve the **minutes of the July 7, 2021 regular meeting**.

Vote: Dan Walker, aye; Ann Chaffee, aye; Joe Dawson, aye; Henry Hansteen, aye, Rich Teeter aye. Carried.

Dan Walker moved, with a second by Henry Hansteen, to approve the **minutes of the July 21, 2021 special meeting**.

Vote: Dan Walker, aye; Ann Chaffee, aye; Joe Dawson, aye; Henry Hansteen, aye, Rich Teeter aye. Carried.

**Ratify Subdivision Approvals:**

Dan explained that although there was a vote at the last meeting to approve the SEQR and Subdivision Resolution for the Head Subdivision on Enfield Center Road, and the SEQR and Subdivision Resolution for the Smith Subdivision on Iradell Road, votes were included from Henry Hansteen and Mike Carpenter who joined the meeting remotely. To be safe, he felt these approvals should be ratified with a quorum present in person.

Rich Teeter moved, with a second by Henry Hansteen to accept the SEQR and Subdivision Resolutions for the Head Subdivision on Enfield Center Road as voted on by the Enfield Planning Board at their special meeting held on July 21, 2021.

Vote: Dan Walker, aye; Ann Chaffee, aye; Joe Dawson, aye; Henry Hansteen, aye, Rich Teeter aye. Carried.

Henry Hansteen moved, with a second by Rich Teeter to accept the SEQR and Subdivision Resolution for the Smith Subdivision on Iradell Road as voted on by the Enfield Planning Board at their special meeting held on July 21, 2021.

Vote: Dan Walker, aye; Ann Chaffee, aye; Joe Dawson, aye; Henry Hansteen, aye, Rich Teeter aye.  
Carried.

**Review Final Subdivision Plat for 00 Applegate Road South & 1805 Mecklenburg Road, Ithaca, NY 14850:**

Dan explained the Norbut Solar Farms Subdivision was approved with the condition they submit a stamped Plat for 00 Applegate Road South & 1805 Mecklenburg Road, Ithaca, NY 14850.

Dan Walker moved, with a second by Ann Chaffee, to accept the submitted Plat for the Norbut Solar Farms Subdivision from T.G. Miller P.C. titled “Survey Map showing lands of JRB Partners LLC located on Applegate Road and Mecklenburg Road, Town of Enfield, Tompkins County, New York” dated 7/29/2021.

Discussion: Dan stated this completes that condition on the final approval of the Norbut Solar Farm Subdivision. All of the lots have at least 50’ of road footage. Norbut will own the lands Renovus now has a lease on, which is part of Parcel 4. Parcel 5 will remain part of JRB Partners. An updated General Complaint Plan was submitted by Norbut.

Mike suggested a time frame should be added to the Complaint Plan. Dan explained there is information regarding this in the town’s solar law which will be part of the permit.

Vote: Dan Walker, aye; Ann Chaffee, aye; Joe Dawson, aye; Henry Hansteen, aye, Rich Teeter aye.  
Carried.

**Discussion of Proposed Site Plan Review Law Modification for Drinking Water Protection:**

The Planning Board began the process of going over the law that was drafted by the Enfield Water Protection Committee. Sections 1, 2, 3 and 4 were standard language and had no discussion. Once the board started looking at Section 5, Development and Land Activities Subject to Review, there were questions on whether agriculture would be exempt, and if so, would it apply to both small family farms and large corporate farms. There is some regulation now by the Department of Environmental Conservation (DEC) and the New York Rural Water Association had some input into the proposed law.

Mike felt there might be regulations in the proposed law that if regulated by the DEC should be pulled out of this proposed law. He wants to be sure this is a good law, so it should be considered carefully. Dan stated there might be quantity and quality issues. Rich mentioned the town shouldn’t need to worry about laws that are already in place above the town’s, such as DEC laws. Dan mentioned the Aquifer Study is completed and is on the website under Resources – Environmental Concerns.

It was agreed Supervisor Redmond will invite Steve Winkley, of the New York Rural Water Association, to the September Planning Board meeting to go over questions the Board has. He is a member of the Enfield Water Protection Committee and helped write the draft law. The discussion should start around 7:15 and he should plan on about an hour of questions.

**Adjournment:** Rich Teeter moved to adjourn the meeting at 8:40 p.m. with a second by Henry Hansteen. All in favor.

Respectfully submitted,

Alice Linton  
Deputy Town Clerk