

**Town of Enfield Planning Board Meeting**  
**Wednesday, March 2, 2022**  
**7:00 pm**

**Present:** Planning Board Chair Dan Walker; Planning Board Members Ann Chaffee, Rich Teeter, Michael Carpenter; Planning Board Alternate Aaron Abb, Joe Dawson ; Town Supervisor Stephanie Redmond; Town Councilpersons Jude Lemke, Robert Lynch; Town Clerk Mary Cornell, Code Enforcement Officer Alan Teeter; Planning Board Applicant Henry Hansteen.

**Planning Board Chair Dan Walker called the meeting to order at 7:06 pm.**

**Approval of February Minutes.**

**Aaron Abb moved and Ann Chaffee seconded.**

**Dan Walker aye; Mike Carpenter aye; Ann Chaffee, aye; Rich Teeter aye; Joe Dawson aye; Aaron Abb, aye. Carried**

**Request for Open Development Area for 594 Bostwick Road Subdivision:**

Dan Walker shared his screen showing the 280-a. Law and shared a brief summary of the necessary steps to proceed. There are certain subdivisions where if the Town does not wish to have a new town road a subdivision can be created with a private road that can act the same as a public road. All parcels would have to have a legal easement with road frontage. The road must meet the approval of the Planning Board and the Town Board. To complete the Open development area the private road would need to be brought up to the standards of a town road and would need a turnaround area adequate for emergency vehicles to turn around. Costs to do so could be prohibitive.

Mike Carpenter will complete the SEQR short form. Dan Walker will make the report to the Town Board and if they approve the request then we can come back and do the final subdivision request.

A public hearing is set for the 2-lot subdivision of 594 Bostwick Road on April 6<sup>th</sup> at 7:15 pm. All were in agreement.

**Review Subdivision Regulations:**

Dan Walker shared the subdivision regulations which will continue to be reviewed at the next Planning Board Meeting.

**Adjournment:** Dan Walker motioned to adjourn 8:06 pm with a second by Mike Carpenter, adjourned.

Respectfully submitted,

*Mary Cornell*

Mary Cornell  
Town Clerk