

Town of Enfield Planning Board Meeting
Wednesday, May 4, 2022
7 pm
Via the Zoom Online Meeting Platform

Present: Planning Board Chair Dan Walker, Planning Board Members; Ann Chaffee, Mike Carpenter, Henry Hansteen; Town Supervisor Stephanie Redmond, Town Councilpersons; Jude Lemke, Robert Lynch, Town Code officer Alan Teeter, Town Clerk Mary Cornell

Excused: Planning Board Member Rich Teeter, Planning Board Alternate's; Joe Dawson, and Aaron Abb.

Planning Board Chair Dan Walker called the meeting to order at 7:04 pm.

Randy Brown briefly introduced himself and solicited feedback on the needs of the Town. A brief discussion followed between Randy and Supervisor Redmond.

Review of Minutes:

Mike Carpenter motioned and Henry Hansteen seconded to approve the March 2, 2022, Planning Board Meeting Minutes

Aye – Walker, Carpenter, Chaffee, Hansteen. Carried.

Mike Carpenter motioned and Henry Hansteen seconded to approve the April 6, 2022, Planning Board Meeting Minutes with a minor correction.

Aye – Walker, Carpenter, Chaffee, Hansteen. Carried.

NY Stretch energy Code Discussion:

Mike Carpenter spoke to other municipalities regarding their experiences and they shared there are issues/problems with how it is written and is difficult for Code Enforcement to enforce. He is hopeful that the Town will develop its own code. Mike and Dan do not suggest the town adopt the code, the rest of the board was in agreement.

Review Subdivision Regulations:

Dan shared that there was a water protection committee meeting recently and Steve Winkley had attended the meeting and offered some suggestions to the Planning Board. Dan shared his screen which showed that most of the suggestions are already included in our current regulations, and discussion followed.

Dan referred back to last month's discussion on Section 280-A and the need for allowing access to landlocked parcels. He has not finished drafting the section and will add that a private road would be allowable in the town with legal conditions that would ensure that the private road would be owned/any lots serving that private road would have access to it for egress to the property, which is more complicated than just having an easement.

Discussion followed on how to define the standards. Dan shared his screen and the board discussed properties with potential issues and discussed complications that may arise in the future., as well as a brief discussion on regulations that were imposed when these properties were constructed. Dan will continue to work on the regulations and will send out an update.

Subdivision regulations question by Eileen: She would like to see new subdivisions be required to include a school bus shelter for children to use. What would be the proper route to make this a formal request? Dan recommended emailing the request to the Town Clerk for record retention and for distribution to the Planning Board.

Adjournment: Mike Carpenter motioned to adjourn with a second by Henry Hansteen, adjourned 8:14 pm.

Respectfully Submitted,

Mary Cornell

Mary Cornell
Town Clerk