

Town of Enfield Planning Board Meeting
September, 7th, 2022
Town of Enfield Courthouse, and Via the Zoom Meeting Platform
7 pm

Present: Planning Board Chair Dan Walker; Planning Board Members, Michael Carpenter, Ann Chaffee, Henry Hansteen; Town Supervisor Stephanie Redmond; Code Enforcement Officer Alan Teeter; Town Clerk Mary Cornell.

Virtual Attendance: Planning Board Member Rich Teeter; Planning Board Alternate Joe Dawson; Town Councilperson Robert Lynch.

Excused: Planning Board alternate Aaron Abb.

Call to order: Dan called the meeting to order at 7:15 pm

Review Minutes:

June Minutes:

PBM Hansteen motioned and PBM Carpenter seconded.

Vote: Walker, Aye; Hansteen, Aye; Teeter, Aye; Chaffee, Aye; Carpenter, Aye; Carried.

August Minutes:

PBM Hansteen motioned and PBM Carpenter seconded.

Vote: Walker, Aye; Hansteen, Aye; Teeter, Aye; Chaffee, Aye; Carpenter, Aye; Carried.

Discussion: Site Plan Review Law modifications to address land use concerns in the Town of Enfield.

Dan gave a brief description of his personal views on Seneca Meadows while driving past the facility on 9/7. He shared that we should focus on limiting the number of solar farms in the Town. Our subdivision regulations need to be updated to meet Enfield's requirements, they currently include regulations on septic, etc. The biggest subdivision currently in Enfield is the Collegeview development. Currently the site plan review law addresses commercial development only in a large 10,000 sq' structure is a site plan review required. He suggests reducing the requirement to 5,000 sq'. Additionally, modifications to the site plan review for commercial operations of over one acre should be under site plan review. Two examples are Cooter's automotive and Teet's and Son's. Dan offered questions to consider; Do we want to regulate the mom-and-pop auto repair shops that may have 2-5 employees? Is the Town trying to encourage small scale commercial development? Henry shared that historically Enfield residents do not like politicians telling them what to do, do they? He is not sure who regulates this. Alan would handle issues not commercial in nature. Mike asked who would be overseeing this? Is the Planning Board taking this on as a request from the Town Board? Supervisor Redmond shared that this was originally brought to the Town Board as they were reviewing the subdivision regulations and the Town Board came up with a list to bring to the Planning Board for review/recommendations. Mike shared that he reads a lot of building code and notices issues that can go in multiple directions. He shared that the Planning Board may want to review the site plan review regulations as they are going through the subdivision regulations. Mike does not see a way around the current concerns without legal ramifications and perhaps it should be left to the planning board to decide. Dan shared others (Fire dept. etc.) should have input in plans. For example, if CollegeView sells off properties and the roads get turned over to the Town for maintenance, this needs to be a consideration during review. There is a lot of information that should be checked thoroughly (Design standards). Dan does not believe that the Town was involved in

the building process of Genex. Two of the buildings are currently vacant are they still defined as commercial? Mike asked for clarity with 2.4 B and 2.4 C. how do they differ? Dan shared that we can add clarity. Dan shared that some of these regulations may need clarity from an Attorney. Dan shared if we want to impose regulations what is the threshold? Stephanie shared that the Town board was more interested in regulations for loud and polluting companies. Mike asked what are the legal exemptions (noise, polluting). Dan shared we are looking for thresholds when reviewing that we can take the issues into consideration. Mike wanted to know what we want to regulate and if the existing law codifies it.

Supervisor Redmond asked for a list of questions and Dan instructed the Planning Board members to compile a list and send to him by next week. Dan asked where the maps were located for the comprehensive plan, Supervisor Redmond shared that they may be able to be hung in the Courthouse.

Supervisor Redmond asked the Planning Board members to attend the September 14, 2022 Town Board Meeting to review the presentation by Paul Feen. Discussion followed.

Adjournment: Ann motioned to adjourn and Mike seconded. Adjourned at 8:54 pm.