

Newfield Planning Board Meeting Minutes

July 16, 2014

In Attendance:

- **Planning Board:** Nancy Dolge (Chair), René Borgella, Jeff Golden, Tom Gerow, Karen Trask
- **Absent:**
- **Secretary:** Barbara Tefft
- **Also in attendance:** Keri Blakinger - Newfield News, Michelle Henry, Nancy Potter

Meeting called to order, 7:03 pm, Newfield Town Hall.

Minutes of June 18, 2014:

Discussion: Minor edits

Motion to Approve: Tom

Second: Karen

Abstain: René – not present at that meeting

Approval: Nancy, Jeff, Karen, Tom

Administrative Business:

- Planning Board spent about \$49 on postage, \$15 copying for invitations to community groups for the collaborative event to be held October 7, 2014.
- Nancy donated envelopes
- Barb designed the letterhead
- Planning Board will purchase Post-it chart paper for strategy sessions

Other Business:

- Katie Borgella wrote a letter of recommendation in support of the nomination of the Newfield Comprehensive Plan for an American planning Association Award
- Barb will register Planning Board booth for Old Home Days
- Karen Trask gave the Town Ordinance Book to Nancy
- Karen Trask obtained the Town of Caroline Site Plan Review plan

Town Board Report: Nancy, Jeff

- Planning Board is now regularly on the Town Board Agenda to present progress reports
- Jeff Golden will present reports to the Town Board
- Hearing – Town Board unanimously voted to extend the transfer station moratorium for 9 months
- Section 3 of 2014 Local Law#2 states “This Local Law is being proposed for the reasons cited in Local Law#1 for the year 2013 **and also in order to allow the Town’s Planning Board adequate opportunity to consider, report about, and make recommendations, if any, pertaining to the construction, placement erection, enlargement, installation and operation of waste transfer stations within the Town.**”

- Nancy will contact Town Supervisor, Jeff Hart, regarding the timeframe and expectations of the Town Board
- Town Board adopted the Hazardous Waste Mitigation Plan. Town Supervisor, Jeff Hart, mentioned that the Planning Board could be involved in locating Hazard Assessment data, etc.
- Jeff Golden offered to be liaison with Town Board re Hazardous Waste Mitigation Plan

Land Use Regulation and Town Ordinances:

- Karen Trask reviewed existing Town Law. Questions regarding who is in charge of enforcement, understanding and interpretation of ordinances.
- Nancy recommended looking at 1990 solid waste ordinance, precedent set for regulating waste transfer stations. Previous ordinances were possibly written before recycling and waste separation existed, but who is responsible for enforcement?
- Need to clean up outdated laws and make revisions with consideration to present and future situations
- Nancy suggested the Planning Board create a list of what we want to accomplish as far as Land Use Strategies. What does Newfield want to accomplish? What does the community want in the town? What does the community not want?

Cornell Design Connect:

- Barb will contact interested parties. She will try to get someone to lead the committee so we can apply in the fall to CU Design Connect and begin the project in the spring:
Katie Borgella, Randy Brown, Mike O'Hare, Debbie Lazinzky, Carol Mallison, Will Russell, Tammy Kubinec, Amy Heffron
- Arrange an initial meeting for late August/early September
- Provide with relevant Hamlet sections of Plan and Cornell Design Connect url
- Organize community input to work with Cornell Design Connect student planners
- Tom has not been able to connect with Dennis Hartley re Hamlet drawings from 1990's

Community Organization Meeting – Planning:

- Tuesday, **October 7, 2014** at Newfield Fire Hall, in lieu of regular Planning Board meeting.
- Responses to invitations and survey are beginning to come in
- Karen Trask contacted Sue Redman, who agreed to be the refreshment coordinator. Any food volunteers should be referred to Sue.
- August 6, 2014 Planning Board meeting will be focused on organizing the collaborative event agenda, format of the event, topics for breakout discussion groups
- Nancy will talk with Cheryl Thomas, superintendent of Newfield Schools. Jeff will talk with Jeff Hart regarding the Town's role at the Oct. event.

Land Use Strategies: Review of “Creating the Community You Want”

- René – re Zoning, “Smart Growth”. Growth is inevitable, question is how to manage it, allow it to be out of control or intentional. What does Newfield want to accomplish re land use strategies? Need to be prepared with questions to ask at training session.

- Tom – Population has been exceptionally stable over many years, though has shifted toward older residents and fewer children. Has Newfield grown, no, but it has changed. Goal is “Smart Change”.
- Zoning is identifying areas that are appropriate for certain activities
- What do you want or not want in your community?
- Not only how land is used, but density of that use
- Site of activity appropriate to surroundings
- Nancy – it would be enlightening at some point to hire a consultant planner to show us in detail how other existing communities implementing various land use methods function, ie – using overlay, performance, zoning, etc
- Tom – recommended reading recent Ithaca Times article on Planned Use Development (PUD) for Ithaca development of the Morse Chain/Emerson Power Transmission facility
- Site Plan Review, with or without zoning. Not regulating use, considering each project individually as to appropriate development on site. Permits are seldom denied but projects are guided in development.
- René – must be mindful of cost to taxpayers of law suits in enforcing land use regulation
- Subdivision Review – question of farmland protection and concerns of farm liquidability, the ability to subdivide and sell off land of defunct farms to protect retiring farmer assets.
- Cluster development as a way to preserve opens space
- Historic, scenic preservation, sign regulation
- Costs to enforce regulations are usually recovered in fees billed to developers

Reports:

Next Newfield Planning Board Meeting is August 6, 2014 at 7:00pm at the Newfield Town Hall.

Regular bimonthly meetings will be held on the 1st and 3rd Wednesdays of each month.

Motion to Adjourn: René

Second: Tom

Approval: Unanimous

Meeting Adjourned: 9:00pm