

Newfield Planning Board Meeting Minutes – Approved

June 3, 2015

In Attendance:

- **Planning Board:** Karen Trask (Chair), René Borgella, Leo Tidd,
- **Absent:** Tom Gerow, with notice
- **Secretary:** Barbara Tefft
- **Also in attendance:** Keri Blakinger – Newfield News

Meeting called to order, 7:11 pm, Newfield Town Hall.

Minutes of May 20, 2015:

Motion to Approve: René

Second: Leo

Discussion: None

Approval: Unanimous

Town Board Report: Karen – unable to attend.

- René scheduled to attend June 11, 2015 Town Board meeting

New Business:

- Hightail File Share: Leo set up account for Planning Board to use for sharing files.
 - To be used for shared Land Use Regulation and other research documents

Planning Board Member Search:

- Karen emailed Supervisor Jeff Hart to ask him to talk to Town Board members about changing “shall” to “may” have an agriculture representative on the Planning Board. Jeff to also to ask Town Attorney Ed Hooks about the change.
- Karen also asked Supervisor Hart about meeting with Planning Board regarding sharing information from the Planning Board Roundtable education on Land Use Regulation. Supervisor Hart agreed and a meeting is on the Town Board schedule for the July 23, 2015, 7pm Work Session.
- Will make that the Planning board meeting date for July.
- Planning Board will make information handouts, and cookies. Print and .pdf to be made available.

Land Use Regulation:

- **Education Piece**
 - Tom previously suggested using past Newfield situations as examples of how Site Plan Review could have impacted development.
 - René suggested including what would have happened if Zoning had been in place and applied.
 - Site Plan Review has a public hearing element to it, how would that have affected development ie the Rt 13 green, single story apartment complex design, location, etc. or other recent projects.
 - Make point clear that Land Use Regulation, including SPR, Subdivision and Zoning are all protective, not punitive.
 - Ask Town Board as well as Public what are they afraid of regarding the word “Zoning” and educate them that zoning exists to be protective of their property and rights.

- Ask Town Board why they don't want to pursue zoning and find out what misconceptions do Town Board members have regarding zoning.
- List all of the allowed uses in a zone as well as the few specific potential restrictions and make clear that there is always an appeal process with every type of regulation.
- Leo pointed out that Newfield actually has several Site Plan Review elements in its current Town Ordinances, ie Cell Tower Ordinances.
- Individually enacted ordinances in response to specific situations are essentially creating a single zone of regulation for the Town.

Moving Forward:

- Action Step 14: Communication Vehicle
 - Several steps already taken including completion of Brochure of Newfield Service Organizations, also posted on Town website.
 - Continue work
- Action Step 15: Grant Writing Committee
 - Nancy Dolge - core group ready to volunteer

Town Board Meeting Representatives:

- René will attend June 11, 2015 TB meeting
- Tom will attend July 9, 2015 TB meeting
- Leo will attend August 13, 2015 TB meeting

To Do:

- Karen – put Roundtable information and comments in PowerPoint including Chart with Land Use Regulations employed by neighboring Towns.
- Tom – clearing up misconceptions of Land Use Regulation
- Review articles on Site Plan Review and Creating the Community You Want, as well as Enfield and Caroline regulations.
- Pull ideas together for PowerPoint and packet presentation to Town Board.
- Present at Town Board Work Session June 25, 2015.

The next public Newfield Planning Board Meeting is, Wednesday, June 17, 2015 at 7:00pm at the Newfield Town Hall.

Motion to Adjourn: René

Second: Leo

Approval: Unanimous

Meeting Adjourned: 8:28 pm