

Minutes of the Town of Chesterfield Planning Board Meeting, held on Tuesday, January 19, 2021 at the Town Office, 1 Vine Street, Keeseville, County of Essex and State of New York.

Chairman Scott Racette called the meeting to order at 5:30 p.m.

Everyone stood for the Pledge of Allegiance.

Those present were:

Chairman:	Scott Racette
Member:	Andrew Prescott
Member:	Randy Pray (New)
Clerk:	Shelley Davis

Guests present were: Gary Majewski, Clayton Barber, Kirsten Perkins, Eddie Sussdorff, Jordie and Elliot Sussdorff, Aaron Zaiden, Hilari Lautenschuetz and Michael Bena.

Upon a motion made by Andrew Prescott, seconded by Randy Pray and carried it was **31. RESOLVED** that the minutes of the Planning Board meeting held on Dec. 15, 2020 be accepted.

Gary Majewski talked to the Board about the waterfront property off from Corlear Bay Road that is .97 acres, it is a pre-existing lot that the new owner would like to either construct a stick built house or install a modular on.

Andy Prescott stated that they previously discussed this and there is no issue, but you do need the square footage and drawings.

Gary said that the plans haven't been received yet.

Discussion was held on a letter Scott Racette received from APA- regarding a cell tower upgrade on property located at 261 Rt. 9S.

Gary and Randy explained there is an application and permit to upgrade new equipment on the cell tower that is already in place on said property.

Scott explained that APA deemed the application submitted to be incomplete because it was missing the Town approval.

Randy stated that they received the upgrade submission from Sara Coleman, who represents AT&T and Singular for this project. Approval is needed from the Planning Board.

The Planning Board reviewed the application and permits.

Andy Prescott stated since this is an existing site there must have been approval already.

The plans show that the tower will be added to making it 109' instead of 89' which is more than the 10% allowable to be changed.

Scott Racette suggested a call be made to Robin Burgess from APA, to see if she can shed some light on this. Scott wonders if there have been balloon tests done at this site.

Randy Pray read that the FCC order stated this is an eligible facility for changes.

Andy Prescott stated the closest property owner would be the State (Poko).

Gary stated they shouldn't say anything look at the fire tower.

Andy said that is historic!

Clayton Barber asked what's the total?

Randy stated 109' is the total.

Andy Prescott stated which is more than the 10% allowed, it is 20' more – the 10% would be 8.9'.

Scott Racette stated then that increases the height of the structure, which is an FCC requirement.

Andy Prescott said the Town needs to sign off as the local municipality. It does not appear that it will interfere with anything around it.

Andy Prescott asked when the application was received.

Randy Pray stated Dec. 31st.

Scott Racette stated he will talk to Robin Burgess at APA.

Scott Racette opened the Public Hearing at 6:00 p.m.

Reason for the Public Hearing is to hear public comment on the proposed two-lot subdivision of property owned by Jason and Hilari Lautenscheutz located on the corner of Lake Street in Port Kent.

All the people in the audience were there to support the two-lot subdivision.

Chairman Scott Racette duly closed the Public Hearing at 6:03 p.m.

Andy Prescott stated it was a very impressive subdivision application.

Upon a motion made by Andrew Prescott, seconded by Randy Pray and carried it was **32. RESOLVED** that the Town of Chesterfield Planning Board approves the two-lot subdivision of parcel 1.76-3-5.002 owned by Jason and Hilari Lautescheutz located on the corner of Lake Street in Port Kent.

Discussion was held regarding Port Kent Campsite owned by Ridge Perrett and his recent purchase of property that he started clear cutting, which is adjacent to the campsite.

Scott Racette stated that in late fall he noticed that Ridge had started to clear cut that property.

Gary Majewski talked to Ridge and told him he had to stop cutting.

Ridge was given strict instructions from the Planning Board when he created more sites for the campsite with Planning Board approval.

Andy Prescott asked so will this new property purchase be an extension of the campground? He violated everything from the start.

Gary stated he shut him down from cutting; he let him chip what had been cut so it was cleaned up. Ridge is out of town, but assured Gary he would be in to take care of this issue.

Clayton Barber stated he talked to Ridge, who stated he planned on putting up a fence and new growth.

Clayton said the trees he planted last time all died off.

Andy feels this is a legal situation since the trees were cut illegally. What recourse do we have as a Planning Board?

Andy would like to see a citation issued, and then we have something showing we are taking measures.

Andy stated if the stumps are still there – need to get pictures.

Scott Racette stated there is a big excavator on the property.

Andy stated issue a violation ticket – needs to replace dead trees.

There are many requirements to the Zoning Law that need to be submitted for a campsite.

Randy Pray read from Section 4.15 Campgrounds – native vegetation screen for year round.

Andy Prescott stated this is a major project – Watson Brook runs through the newly purchased property – he will have to be at least 100' – a detailed survey is required.

Clayton stated it shows in the Zoning Law 1250 square feet per site.

Both Gary and Clayton stated that Ridge plans on bringing in a mitigation plan done by an engineer.

Randy Pray stated it will be hard to do a site plan after the fact.

Clayton and Scott stated this started around the end of October or beginning of November.

Each sewage has to be 100' from all waterways.

Randy Pray will contact Ridge Perkett about this issue.

Clayton stated there are two more Planning Board Member vacancies to fill, One Board of Assessment and Review Member vacancy to fill and One Zoning Board of Appeals Member vacancy to fill.

Andy said he will check with some of his neighbors to see if they are interested.

Andy stated he will be here in February, but not at the March Meeting.

Upon a motion made by Andrew Prescott, seconded by Randy Pray and carried it was **33. RESOLVED** that since there is no further business to come before the Planning Board this meeting be adjourned at 6:50 p.m.

Shelley Davis, Clerk