

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, December 14<sup>th</sup>,2022 at the Town Office,1 Vine Street, Keeseville, County of Essex and State of New York, Pursuant to Due Notice.

Co-Chairman Andrew Prescott called the meeting to order at 5:30 PM.

Everyone stood for the Pledge of Allegiance.

Those present were:

Co-Chair: Andrew Prescott

Co-Chair: Randy Pray

Member: James Wheelin

Member: Terry Jandreau

Member: Mark Allen

Secretary: Bruce Bourgeois

Guests present:

Joseph Liccardi Alecia Fuller

Supervisor Clayton Barber

Michael Coon and Darek Labare (AEDA)

Upon a motion by Member Jandreau and seconded by Member Wheelin and unanimously carried it was

#32 Resolved: That the minutes of the meeting held on November 9th,2022 be accepted.

Co-Chair Prescott opened the meeting with discussion on the application of the Mountain Valley Credit Union for construction of a stand-alone road sign. There was much discussion on the materials, wiring, color and framing of the sign.

Upon a motion by Co-Chair Prescott and seconded by Member Wheelin and unanimously carried it was

#33 Resolved: To approve the request from Mountain Valley Credit Union to construct a single road-side sign with concealed wiring, framed in the same color, and material compatible with the Credit Union building contingent upon submission of evidence of same.

Co-Chair Prescott recognized Joseph Liccardi.

Mr. Liccardi informed the board the parcel he would like to purchase from John Ruff bordering his property on Mace Chasm Road and Finney Road has been surveyed by Mr. Pawlowski but the surveyor does not understand why it is necessary. Co-Chair Prescott replied that the survey is needed to submit to County. Co-Chair Pray will reach out to Mr. Pawlowski to explain and will then contact Mr. Liccardi with directives to proceed.

Co-Chair Prescott recognized Mr. Coon from AEDA, complimenting him on the scope of the submission of plans for an RV park on Route 9, noting the plans are acceptable to go to formal submission but as a major project, the site cannot go to public hearing until the Board is comfortable with all issues.

Co-Chair Pray noted all paperwork had been received but will not need money now until the permit is issued.

Co-Chair Prescott informed the engineers that the guidelines will be followed line by line and that this Board must submit the request to Essex County planning board as well along with the decision and report.

Member Jandreau asked what is the vision for the project.

Mr. Coon replied up to 40 short term RV rental sites with an additional 40 if successful based on agro-tourism along with marketing for distillery on-site. Buses or vans would distribute renters to local farms, breweries, vineyards.

Co-Chair Prescott expressed concern of the speed limit on Route 9 being 55 MPH with limited turning radius and site-line.

Member Jandreau asked width of access road.

Mr. Coon responded 14ft. Co-Chair Prescott noted that has to be shown on the plans and needs to be addressed as well if there is a need for a second exit out for emergency vehicles. Should the Keeseville Volunteer Fire Department be resourced?

Member Jandreau asked if the proposed pond will need to be excavated and have water year round.

Mr. Coon responded, yes for aesthetics noting the goal is for no material being brought in or out just moving material around on-site.

Member Jandreau responded that that is the intent but evidence needs to be produced.

Co-Chair Prescott asked if the site is visible from Poko.

Mr. Coon responded neither from Route 9 nor Poko. Even without foliage, from the top of the fire tower, the site cannot be seen due to topography and definitely not in summer when the trees have leaves. In fact, the buildings that can be seen are from a neighboring farm.

Member Jandreau asked about the schematic. He asked if individual sites might be better than the cluster.

Mr. Coon responded that the customers will be transient, maybe a week and not needing the visuals of a typical RV park and will be enjoying other sites while their vehicle is parked on-site and the cluster is easier for operations.

Member Jandreau noted he is opposed to the permanent septic system.

Co-Chair Prescott suggested the enforcement for short term rental might be difficult. If the customers are really short term is a permanent septic really needed?

Member Jandreau suggested maybe a scavenger service. Even the seasonal campgrounds only need one sanitary dumping per 100 sites.

Co-Chair Prescott implied the design might be changed to make more completely Adirondack site.

Member Allen asked if it could be landscaped?

Mr. Coon responded the goal is to have some vegetation between sites.

Co-Chair Prescott noted that landscaping is an integral part especially with indigenous plants and trees. This needs to be addressed.

Member Jandreau asked where the next 40 sites would go.

Mr. Coon responded on the down slope making it even more hidden than the original 40.

Co-Chair Prescott requested a landscape plan with trails and walkways.

Co-Chair pray will verify information on any conservation easements.

Supervisor Barber informed the Board he thought it was great to bring to the area.

Co-Chair Pray stated he actually liked the plan because everything was kept so neat and tidy.

Co-Chair Prescott stated the engineers did a great job and just need to address some of the questions from the Board. Some things not in plan are elevation of bathhouse and a lighting plan.

Co-Chair Pray expressed concern on the width of the road based on size of emergency vehicles.

Co-Chair Prescott excused himself for another meeting at 6:35.

Ms. Fuller asked what if nothing grows? She noted the Port Kent Campsite where all the trees were cut down. Part of the site was originally a gravel pit. Can it be fencing? Are sidewalks considered landscape?

Co-Chair Pray asked if the Board can put special requests on special permits.

Member Jandreau stated he cannot accept septic but maybe a pump house would allay much of the concerns. The project is tabled until questions and concerns are addressed.

AEDA will return with answers the next meeting, January 11<sup>th</sup>,2023.

Co-Chair Pray asked if there was anything else to come before the Planning Board.

Member Allen asked if the free webinars on line sufficed the training requirements. Co-Chair pray responded that as per Planning Board, NY SLMs is accepted as training.

Secretary Bourgeois added that any certificates awarded should be put on file with the Town Clerk.

With nothing else coming before the Board, Co-Chair Pray announced the meeting closed at 7:06 PM.

Bruce Bourgeois Planning Board Secretary