

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, November 9th,2022 at the Town Office, 1 Vine Street, Keeseville, County of Essex and State of New York.

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 (Excused)

Secretary: Bruce Bourgeois

Guests Present:

Lean Svenson

Brian Bourgeois

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

#31 Resolved: That the minutes of the meeting held on October 12th,2022 be accepted.

Co-Chair Prescott invited Lean Svenson to address the Board.

Ms. Svenson informed the Board she and her sister would like to make a boundary change or lot adjustment for a parcel previously owned by their deceased parents, Doris and Donald Sullivan. The parcel of 10.2 acres at 24 Brinton Road has a house on it and borders a landlocked parcel of approximately 102 acres also owned by the Sullivans. The sisters would like to reduce the house parcel to 8.5 acre for resale and add the remaining acres to the landlocked parcel. There is currently a logging right of way to the 102 acres parcel of 133 feet.

After some discussion, it was determined that a survey is needed. There are no local objectives. Co-Chair Pray will contact County on how to receive the request.

Co-Chair Prescott invited Brian Bourgeois to address the Board.

Brian Bourgeois informed the Board Beth Stevens would like to purchase and rehab the old one-room schoolhouse on the Mace Chasm Road. The parcel is approximately 1/3 acre. Co-Chairman Prescott stated the parcel should be at least an acre. Mr. Bourgeois countered that it is an existing building. Some ideas thrown about were maybe a conservation easement or maybe going to Zoning Board of Appeals.

Co-Chairman Pray presented the Board with a proposed plan for a 40-unit RV park at 604 US Route 9 by Lorne Segerstrom. Several issues need to be addressed including, invisibility from the Northway, view from Poke-O-Moonshine, a landscape plan and a non-jurisdictional letter from the APA. Co-Chair Pray will reach out to APA.

Co-Chairman Pray presented the Board with an update of a proposed mobile home park on Route 9. He does not see it progressing any further than a proposal.

With nothing else coming before the Board, Co-Chairman Prescott announced the Planning Board Meeting closed at 7:05 PM.

Bruce Bourgeois Planning Board Secretary