

Minutes of the Town of Chesterfield Panning Board Meeting and Public Hearing Held on Wednesday, March 11, 2026 at Town of Chesterfield Office, 1 Vine Street, Keeseville, County of Essex and State of New York Pursuant to Due Notice.

Chairman Prescott called the Meeting to order at 5:30 PM.

Everyone stood for the Pledge of Allegiance.

Those present:

Chairman: Andrew Prescott

Member: Terry Jandreau

Member: Mark Allen

Member: Greg Zais

Code Officer: Trent Gravelle

Clerk: Bruce Bourgeois

Members Randy Pray and Benjamin Shankwitz were excused.

Guests present:

Michael Boynton Greg Pawlowski Tom Labombard

Rebecca & Zachary Colgan

Upon a motion by Member Zais and seconded by Chairman Prescott and unanimously carried it was

#5 Resolved: That the minutes of the Planning Board Meeting held on February 11, 2026 be accepted.

Chairman Prescott opened the Public Hearing on the Beauregard subdivision on Dugway Road at 5:40 PM.

Clerk Bourgeois read the legal notice.

With no comments from the public, Chairman Prescott closed the Public Hearing and returned to the Regular Meeting at 5:41 PM.

Upon a motion by Member Allen and seconded by Member Zais and unanimously carried it was

#6 Resolved: To approve the subdivision at 467 Dugway Road, Keeseville (3.3-1-6.200) owned by Robert Beauregard with one parcel of approximately 20 acres on one side of Dugway and the remaining parcel of approximately 238 acres.

Chairman Prescott informed the Board all four trustees of PD Trust have signed a letter requesting the merging of two parcels on Schuyler Road.

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

#7 Resolved: To approve the combination of two parcels at 46 Schuyler Road, Keeseville (4.2-3-2.000 and 4.20-3-1.000) owned by PD Trust into a single parcel.

Member Jandreau gave the Board an update on contingency approvals. He has spoken to the Department of State. He was informed contingency approvals are discretionary if in the public interests. Member Jandreau was advised best practice would be to petition the Town of Chesterfield Town Board for a resolution to approve the Planning Board's use of contingency approvals.

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

#8 Resolved: That the Town of Chesterfield Planning Board requests the Chesterfield Town Board pass a resolution empowering the Planning Board to approve on a contingency basis submissions that require Planning Board action when a limited number of items currently necessary for said approval are yet to be completed, with the implementation of this authority be on a discretionary basis and only when the Planning Board determines said actions are "in the public interest."

Chairman Prescott presented the Board with the survey maps of the proposed subdivision at 43 Second Street in Port Kent owned by John and Kimberly Hamilton. The Board determined that the subdivision met all requirements for zoning for lot size and setbacks. The fees have been paid and the application is complete.

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

#9 Resolved: The proposed subdivision at 43 Second Street, Port Kent (1.75-3-9.000) owned by John and Kimberly Hamilton is complete and may move to a Public Hearing for final approval.

Chairman Prescott presented the Board with survey maps of a proposed subdivision on Route 9, Keeseville owned by Michael Boynton. The Board, although supportive of the project, determined the proposed parcel sizes did not meet Town of Chesterfield Zoning Law and referred the proposed subdivision to Town of Chesterfield Zoning Board of Appeals.

Chairman Prescott introduced Zachary and Rebecca Colgan and refreshed the Board on the proposed campground at 604 Rt. 9, Keeseville. The original Special Use Permit was approved in April 2023 for an RV Park. The Colgans came before the Board July 2025 with their proposal for a "Glampground". The APA is working with the Colgans.

This opened a conversation on the Town of Chesterfield Zoning Law concerning year-round camping. The law states "no tent or travel trailer for more 180 days" but does not address domes. Member Jandreau believes the current law authors did not anticipate domes as a possibility. Would allowing this

go against the spirit of the regulations. Member Zais suggested the “Glampground” would bring economic development and revenue to the Town of Chesterfield. Member Jandreau replied the law was put into effect to stop shanty towns from popping up. Member Zais asked if the proposed “Glampground” could be open year-round and if there would not be occupants staying more than 180 days.

Upon a motion by Chairman Prescott and seconded by Member Zais and unanimously carried it was

#10 Resolved: To allow the proposed “Glampground” at 604 Rt. 9 to be open on a year-round basis as long as no tents or travel trailers will be allowed on-site.

The Colgans presented handouts to the Board for The Gilded Turtle including maps, guest code of conduct, plan summary and dome structure. It will be “adults-only” with maximum stay of seven nights with quiet hours from 9:00 PM to 8:00 AM. There will be minimal impact on local flora due to restrictions of movement. The plan is to start with up to eight insulated domes on wooden platforms with proposed maximum number of twenty. Each dome will not have either kitchen or bath facilities with a central bathhouse provided. Each dome will only allow no more than two occupants. The plan is to break ground this year with proposed opening of spring 2027.

Chairman Prescott thanked the Colgans for a very thorough explanation of their project.

Chairman Prescott informed the Board there are eight firms interested in the RFP for replacing the current Town of Chesterfield Zoning Law. At next meeting the Board will review to narrow down to a few finalists.

With no other business to come before the Planning Board, Chairman Prescott declared the Meeting of March 11, 2026 to be closed at 7:00 PM.