

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD  
March 22, 2021

**ROLL CALL:** Cork Nester, Paul Sears, Jean Comstock, Gretchen Millington, ZEO Danae Tucker, and Secretary Joann M. Morehouse

**GUESTS:** Charles Rawson, Leslie Clement, Peter & Sue Lenseth, Reginald & Roxie Freebern, Josh Brown, Nancy Kulikowski

**MEETING CALLED TO ORDER:** at 6:00pm by Mr. Nester

**APPROVAL OF MINUTUES:**

Motion to approve minutes from December and February made by Mrs. Comstock, seconded by Mr. Sears all in favor.

**PUBLIC HEARING:** Mr. Nester opened the public hearing for  
**SUB-03-2021- Rawson-Tax Map # 118.-1-13.2/13.12/13.11**

there were no comments or questions

Mrs. Millington made a motion to close the public hearing, seconded by Mrs. Comstock all in favor.

**SUB-02-2021- Clement- Tax Map # 30.-1-75.3/4**

This is basically a lot line adjustment.

Mr. Brown has no concern about subdivision, but he and his family want to be sure that future development of this property won't inhibit them from accessing their property via Shields Rd down the road.

Mrs. Kulikowski spoke and gave a summary of the letter she mailed in which is attached at the end of the minutes.

Peter and Sue Lenseth stated that their dream is gone because of changes Mrs. Clement has made to the Shields Rd area, but what concerns them the most right now is there are no building permits displayed for people to see and what type of business is Mrs. Clement running? It used to be residential, but the road is much too busy now to be that, there are 4-wheelers up and down the road all the time which causes safety concerns. Who maintains the road now? Mr. Nester said that the town maintains it. Mr. Lenseth also stated that one of Mrs. Clements machines damaged a pot on his property it went from a straight post to the shape of a C. He said that he has asked Mrs. Clement to replace it but as of now she has not done so, he also has a report on the incident.

Mr. Nester said that in light of letters written to the Board and comments from the neighbors at this meeting, as well as the fact the Board has 2 relatively new members that are not familiar with some of the history between the property owner and her neighbors he feels that it would be best to hold the public hearing open for a month. This would give the Board members a chance to go through the files on

these properties with the ZEO. Mrs. Millington made a motion to hold the public hearing for SUB-02-2021 open for another month, seconded by Mr. Sears all in favor. In the meantime, if anyone else has any other feedback they are welcome to do so.

**OLD BUSINESS:**

**SUB-03-2021- Rawson-Tax Map # 118.-1-13.2/13.12/13.11**

Mr. Nester stated that this is basically a lot line adjustment between Mr. Rawson and three other property owners. He asked if anyone had any question on the subdivision, the board said they did not. Mr. Sears made a motion to approve **SUB-03-2021**, seconded by Mrs. Comstock all in favor.

**NEW BUSINESS:**

**ZEO REPORT:** There is a Solar Project coming up and it is considered a class A project by the APA. Since our town doesn't have anything on the books about solar, they are calling it a public utility.

The ZEO also wanted to clarify that the board will not be meeting privately to discuss SUB-02-2021, but that she will be putting together a spreadsheet of dates times and parcels etc. to distribute to the board then if they have any questions they can meet with either her or Mr. Nester to discuss any questions.

Mrs. Tucker will also be using GPS to map coordinates of the Shields Rd to clarify some question about the road.

**Privilege of the Floor: None**

**MOTION TO ADJOURN:** Mrs. Millington made a motion to adjourn, seconded by Mr. Sears all in favor at 6:40pm.

**Respectively submitted:**

Joann M. Morehouse

Johnsburg Planning Board Secretary

***Next Planning Board Meeting – April 26, 2020 at 6pm***

***Place to be announced***

March 17, 2021

TO: Town of Johnsbury, NY Planning Board  
Cork Nester: Chair

RE: Leslie Clement Public Hearing for subdivision on Shields Road, North River, NY

Dear Planning Board Members:

As the owners of 30 Shields Road, North River, NY we **emphatically** request that the planning board **deny** this application for subdivision. It has been 8 years for the residents of this road putting up with the heavy equipment going up and down the road, her so called contractors running up and down the road. Ms Clement running up and down the road multiple times a day. This occurs every year all year long. When is enough.....enough. This used to be a nice quiet road, now the traffic is as busy as Route 28.

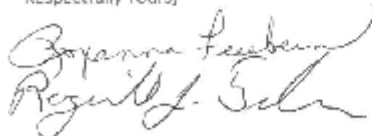
Not to mention, her renters with dogs not on leashes, chasing deer and coming on to our property. Then there are the strange activities of the late night traffic. It has really become for us a neighborhood of fear. Who knows what could happen.

Ms. Clement has no regard for her neighbors. That is quite obvious, by the fact that when asked by the Town Supervisor to curtail renting during the outbreak of COVID-19, Ms.Clement refused and continued renting. **Putting everyone at risk.** As you well know, no one renting was following the quarantine protocol. So why is the town so **eager** to approve things for her?

When we object to her buildings and or subdivision (which we have done consistently with the board), she retaliates with her bullying and trying to cause issues for other residents of Shields Road. We objected from the beginning to no avail. As for neighbors having a say in what happens in their neighborhood, I guess that depends on who you are! Not the fact that you pay your taxes and try to live quietly and peacefully. Which can't happen on this road.

Again, we ask that this application for subdivision be **DENIED!**

Respectfully Yours,



Joyanna Fessenden  
Reginald L. Selin

Page 1/2

To: Town of Johnsbury, NY, Planning Board  
corknester@gmail.com; grettdave@frontier.com; tvolchecktoj@gmail.com;  
Paul Sears, at Town Hall

AND

To: Johnsbury, NY, Town Board:  
supervisor@johnsburny.com; arseault.genc@gmail.com; stevens@johnsburny.com;  
htco@frontiernet.net; gonyo@johnsburny.com

Also sent by certified mail, RRR, to the Planning Chair and Town Supervisor, at Johnsbury Town Hall  
From: Nancy Persons Kulikowski, Nancyk@Logical.net

Date: 22 March 2021

Regarding: Application by Leslie Clement for Shields Road, North River, NY

**Remarks:**

As the owner of property at 43 Shields Road, formerly the 1895 life long home of my paternal Grandmother, Lucy Shields Persons, the following communication opposes Ms. Leslie Clement's application for her development in the Shields Road neighborhood. **This communication also documents the jeopardy that has been brought by Ms. Clement to the long time Shields Road residential neighborhood of private homes. Ms. Clement's recent construction and operation of her commercial enterprise that is a public campground on Shields Road have jeopardized the Shields Road residential neighborhood of private homes. It is my opinion that the Town neglected to evaluate the damages that her commercial enterprise could impose on the Shields Road neighborhood of private homes and that the Town's authorization of Ms. Clement's enterprise was unsafe and irresponsible.**

**The Risks of Ms. Clement's Campground**

Shields Road is a half mile dead end road which leaves 13<sup>th</sup> Lake Road at the North River Fire House. First along Shields Road is its residential neighborhood of private homes and next, along the road is Ms. Clement's campground. At the road's dead end is another private home. Ms. Clement's campground is identified at northriverhobbyfarm.com. The campground's cabins and adjoining tent sites are for temporary rent to the transient public. **As a result, the campground and its transients are mixed into the Shields Road neighborhood of private homes. And consequently, the campground's operations impose high risks to the public safety of the Shields Road private homes. The high risks include drugs, alcohol, traffic, trespass, fires and campfires, weapons, dangerous uses of ATVs by children, noise, loose domestic animals, etc, etc, to name a few.** Any risk is one too many and there is nothing to prevent the risks from multiplying while the transient public occupies the campground. And the closest police are 30 minutes away.

**A Reckless Result**

The traffic risk was obvious. Since Shields Road is the access for vehicles to Ms. Clement's cabins and because Shields Road is a half mile dead end road, the traffic is one way in and the same way out. So when Ms. Clement's traffic is on the way to or from her cabins, the reckless result is that traffic passes both ways through the Shields Road neighborhood of private homes.

Page 2/2

To: Town of Johnsbury, NY, Planning Board:  
corknester@gmail.com; grettdave@frontier.com; tvolcheckto@gmail.com;  
Paul Sears at Town Hall

AND

To: Johnsbury, NY, Town Board:  
supervisor@johnsburgny.com; arsenault.gene@gmail.com; stevens@johnsburgny.com;  
hrtco@frontiernet.net; gonyo@johnsburgny.com

Also sent by certified mail, RRR, to the Planning Chair and Town Supervisor, at Johnsbury Town Hall  
From: Nancy Persons Kulikowski, Nancyk@Logical.net  
Date: 22 March 2021  
Regarding: Application by Leslie Clement for Shields Road, North River, NY

#### **Ms. Clement's Conduct**

Since March 2013, the Shields Road neighbors have been advising the Town of Johnsbury against Ms. Clement's proposals for their neighborhood. The neighbors have also been consulting with the Town about Ms. Clement's endless offenses in the neighborhood during her 8 short years as a full time resident. The purpose of some of her offenses has been her effort to threaten the neighbors and silence their objections to the Town or Warren County. Ms. Clement's conduct in support of her campground has been destructive to the safety, security, and sanity of the Shields Road residential neighborhood. It is our experience that Ms. Clement's conduct is in complete violation of the very honorable history of North River's Christian Hill. For 150 years, Shields Road has been a quiet and secure residential neighborhood for its responsible Christian Hill natives on its half mile dead end road.

It is also relevant for the Town's administrators to know that my Grandmother's 1885 home now remains in poor condition because it has not been possible to decide to invest \$100,000 in its restoration. The decision is the consequence of Mrs. Clement's bulldozing of the Shields Road private neighborhood. Our family's existing investment in the home includes having been responsible North River home owners while we were stationed away at defense installations during my husband's 22 years of U.S. Navy Submarine Service. So now, as a retired veteran's family, our enjoyment of our Shields Road home has been hijacked.

#### **The Liabilities**

Now, the neighborhood's worst nightmares are the high risks of the long list of abuses to public safety which have been brought by the campground's transient tenants and by Ms. Clement's operations and management of her cabins and tent sites.

The Town of Johnsbury would do well to assess its accountability and liabilities for the high risks of casualties to the safety and security of the Shields Road residential neighborhood of private homes. The high risks of casualties have all been imposed by Ms. Clement AND have been authorized by the Town of Johnsbury.

*Nancy Kulikowski*

Thank you for your attention. End of page 2/2