Watertown Daily Times

LETTERS FROM THE PEOPLE

By JOHN and ELISABETH CHISHOLM, Carleton Island Nov 16, 2026



A site plan for Carleton Villa from the villa's website. Provided photo

We write as one of many Carleton Island property owners who have concerns about the Special Use Permit application made by Ron Clapp for the Villa Property on the head of Carleton Island. We, among others, have listened carefully to the communications made about plans for the future use of the property. The property is currently zoned for residential use. A request for a change in its status to include substantial camping/glamping facilities is a major development.

We believe the interests of the adjacent property owners should hold paramount in the process of reviewing the application. I would further contend that all property owners on Carleton have an interest in expressing their reservations about a project that could change the character of the Island which they have, in varying degrees, invested significant time and resources.

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An attempt to bring the Villa back, or even to just postpone its degeneration, is something we understood was in the works. Guest rooms and dining were introduced as possibilities. Many of us wanted to be polite and avoid open displays questioning Mr. Clapp's plans and the feasibility of his idea to resurrect the earlier work of W. O. Wycoff. I think respect should be presumed. However, before commercial permits are issued credibility (financial and technical) needs to be clearly established.

The change in the character and scope of this project to include campground and glamping warrants a total rebuttal by the Planning Board due to a spectrum of issues. These include safety, infrastructure requirements, compatibility with prior use, and the project's impact on neighbors both adjacent and approximate.

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https://www.nny360.com/opinion/letter-carleton-island-property-owners-urge-planning-board-to-reject-villa-campground-plan/article_a5a2cfef-d1da-5011-b91d-4caa1ae8429d.html