

Planning Board
Town of Chelsea
Special Meeting of the Planning Board

At Chelsea Town Office
January 9, 2017 at 7:00 pm

Members Present: Maria Jacques
Palmer Sargent
Andrea Smith
Jared Heath
Hank Mastrianno

Members Absent: Nate Grant

Public: Melissa Morrill, Volunteers of America
Howie Tuttle, Superintendent, RSU 12
Jerry Nault, Chair of School Board, RSU 12
Rick Danforth

Call to Order:

The meeting was called to order by Andrea Smith, Chair, at 6:03 pm.

Old Business:

Cabins in the Woods

The purpose of the meeting was to review outstanding items regarding the subdivision approval process for Cabins in the Woods.

Impact on Schools---Superintendent Tuttle explained the cost per student after the state subsidy was \$5,600. Maria Jacques asked who paid any special education costs. Superintendent Tuttle said those are absorbed by the RSU. There is a student count done in the Spring and the Fall of each year and the average of those numbers determines what the Town will pay to the RSU.

The students living in the Cabins in the Woods are in a permanent living arrangement, not homeless, and would be considered to be living in Chelsea and would be part of the town's student count. The rules that apply to any other school-aged individual living in Chelsea would also apply to the students living at Cabins in the Woods.

The superintendent also answered the question as to whether there is an adverse impact on the school if there were an additional 10 students (assumes 2 children x 5 family cabins) in the count. Depending on when the students becomes a resident of Cabins in the Woods, they would be then included in the

student count. Once the students are included in the count, their cost per student would be factored in to the formula and the Town would pay the RSU accordingly.

Application to Maine Dept. of Environmental Protection (DEP) and supporting letter from Greater Augusta Utility District (GAUD)—The DEP permit application package was provided to the Board for review. The letter from GAUD stated that they wanted to see the final plans for metering that would separate Togus VA from the Cabins in the Woods once complete. The Planning Board decided to make this a condition of approval.

Memorandum of Agreement for services--Volunteers of America (VOA) provided copies of the MOAs between the VOA and Kennebec Sheriff's Office, the VOA and the Maine State Police, the VOA and Togus VA for Fire Services and a MOA between the VOA and Togus for street maintenance, snow removal and other public works as well as other services. They also provided a letter from Togus stating that they have no intention of the Town taking over the road since it will be entirely within the property of Togus.

The Planning Board also reviewed correspondence from the Town Manager regarding compliance with the 911 Addressing Ordinance. The Planning Board decided that because road names could have an impact on the town regarding emergency response, they would require compliance. The Town Manager also sent a letter requesting the Planning Board waive the Road Design standards because the project was located on Togus VA property. The Board agreed with that request.

The VOA provided a mylar of the subdivision plan. However, the required signatures were not on it so it was not in acceptable form.

Approval of the Subdivision—A motion was made by Maria Jacques for approval of the subdivision with the following conditions:

1. Interconnection plans for metering be provided to the town once completed.
2. Copies of the plan with all authorizing signatures be provided to the town.

The motion was seconded by Palmer Sargent. All members voted in favor.

Adjournment

The meeting was adjourned at 6:35 pm.