

Planning Board

Town of Chelsea

Meeting of the Planning Board

At Chelsea Town Office

January 13, 2015

Members Present: Elizabeth (Beth) Cousins, Chair
Timothy (Tim) Coitrone
Allen Hallett
Craig Hitchings
Maria Jacques
Rob Riley
Waldo Gilpatrick (interim CEO)

Members Absent: Palmer Sargent (excused)

Members of Public: Heidi Pinnett
Jim Pepin

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:00 PM.
2. **Review of Minutes:** November 18, 2014 meeting minutes motion to approve by Rob, seconded by Allen, approved with a 6-0 vote. Note: There was no Planning Board meeting in December due to inclement weather.
3. **Public comment:** No public comment.
4. **Order of business:** Beth changed the order of the meeting agenda to address a requested amendment to a previously approved subdivision.
5. **New Business (out of order):**

Amendment to previously approved subdivision: Jim Pepin presented a proposed amendment to the Stoney Creek subdivision. He has determined that the expansion of the subdivision into parcel 15 through an approved right of way in parcel 18 is not economically feasible. This is primarily due to ledge in the parcel 18 right of way and wet areas in parcel 15. He requested the parcel 18 right of way be removed from the plan and absorbed in the lot. Mr. Pepin also informed the board he intends to sell a substantial portion of lot 15 to an abutting landowner. The subdivision amendment for the changes to parcel 15 will be brought to the board at a future date. Motion made by Rob and seconded by Maria to approve amendment the Stoney Creek subdivision plan to remove the right of way on parcel 18. Approved 6-0.

6. **Old Business:**
 - a. Update on subdivision ordinance: Maria presented updates to the reorganized ordinance. All changes and additions are underlined and comments are included to identify the source of the

updates. Following a few minor edits identified during the meeting by Maria, Beth will forward the document to the appropriate attorney (town or MMA) through Scott with the expectation the board will have comments back for the next meeting on February 10th. Following incorporation of any edits, Beth will request a public hearing on the revised ordinance at the February 25th meeting of the Selectboard.

b. Update on site plan review process: The board will resume work on this next year.

7. New Business:

a. Request from BOS to review minimum lot size ordinance: The BOS wants the board to review the Minimum Lot Size ordinance to provide appropriate definitions for a “residential unit” and “additional residential unit”. As a next step, Beth will request the attorney provide several residential unit definitions in conjunction with the review of the subdivision ordinance.

b. Junkyard ordinance definitions: The board deferred this item to a future meeting.

8. Correspondence/Announcements: December and January Townsman magazines.

9. Next Meeting: February 10, 2015 at 7:00 PM.

10. Adjournment: Meeting adjourned at 9:35 PM.