

Town of Chelsea

**Meeting of the Planning Board
At Chelsea Town Office
February 12, 2013**

Members Present: Elizabeth (Beth) Cousins, Chair
Timothy (Tim) Coitrone
Douglas (Doug) Crochere
Craig Hitchings

Also Present: Gary Quintal (CEO)

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:05 PM. Doug Crochere arrived at 7:45 PM.
2. **Introductions:** Planning Board members and CEO introduced followed by members of the public: Carolyn Dennison, Michael Dennison, Peter Hanson, and David Bronder.
3. **Review of Minutes:** Craig moved to accept the minutes of January 8, 2013 meeting as presented, seconded by Tim, no discussion, vote was unanimous (3-0) to approve.
4. **Public comment:** none
5. **Old Business:**
 - a. Minimum Lot Size Ordinance Update: Beth started working on this, but needs to meet with Tim regarding location to insert the amendment language. Additionally, the Title 30A reference information will be included. Item tabled, Beth will have this for the next meeting in March.
 - b. Wireless Telecommunications Facilities Ordinance: Craig made the few changes discussed at the January meeting. Item tabled, Beth will make copies of the draft and schedule the public hearing for the March meeting.
 - c. Wind Energy Ordinance: Beth could not find a copy of the draft. Craig agreed to send an email copy to everyone on the board (completed on 2/19). Item tabled, Board will discuss at the March meeting.
6. **New Business:**
 - a. Review of Ridgewood Re-Subdivision. This proposal divides property sold by Bronder to Dennison and Hanson expanding their existing lots 3 and 7 on Map 8. The Board reviewed all items in the ordinance pertinent to a subdivision and affirmed compliance if applicable. Craig moved to approve the re-subdivision and plans as submitted, seconded by Tim, vote was unanimous (3-0) to approve. The Board signed the requisite copies of the plans for recording at the Registry of Deeds and Town records.
 - b. Review of Draft Ordinance enforcing the Maine Uniform Building and Energy Code (MUBEC) for the Town of Chelsea. Beth distributed the draft ordinance proposed by Scott Tilton. The Board reviewed the draft and several members and CEO expressed concern regarding the time commitment and Town liability for the following language: "The Code Enforcement Officer shall be

responsible for inspecting and permitting construction compliance with all components of M.U.B.E.C.". Assessing compliance requires substantive effort by the CEO. Beth, Tim and Gary indicated there is no flexibility in the language presented regarding CEO responsibilities (i.e. could the builder/developer certify or provide a 3rd party certification of M.U.B.E.C. compliance?). Beth will revisit this with Scott and bring it back to the March meeting. Item tabled.

7. **Correspondence:** Reviewed. Nothing substantive.
8. **Next Meeting:** March 12, 2013
9. **Adjournment:** Craig moved to adjourn at 8:07 PM, seconded by Doug, vote unanimous.