

**Town of Chelsea**

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

**Members Present:** Elizabeth (Beth) Cousins, Chair  
Douglas (Doug) Crochere  
Craig Hitchings

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:00 PM.
2. **Introductions:** Not required. No members of the public.
3. **Review of Minutes:** Doug moved to accept the minutes of February, 2013 meeting as presented, seconded by Craig, no discussion, vote was unanimous (3-0) to approve.
4. **Public comment:** Doug raised issue with no barriers in Town Office parking lot precluding vehicles from driving on, and damaging grass.
5. **Old Business:**
  - a. Minimum Lot Size Ordinance Update: Beth amended the ordinance to include added language regarding a lot reduction caused by circumstances not under the control of a landowner, and to bring the ordinance in compliance with Title 30A. The board reviewed and agreed with the changes. A public hearing will be held in April.
  - b. Wireless Telecommunications Facilities Ordinance: Beth will make copies of the draft and schedule the public hearing for the April meeting.
  - c. Wind Energy Ordinance: Item tabled. Beth reports that Tim maintains this was approved at Town Meeting. Beth to discuss with Town Manager and conduct additional research to determine the true status of the ordinance. Board will discuss at the April meeting.
6. **New Business:**

No specific new business was brought before the Board. The Board had a general discussion regarding rationale behind the minimum lot size of 2 acres.
7. **Correspondence:** Reviewed. Nothing substantive.
8. **Next Meeting:** April 9, 2013 at 7:00 PM.
9. **Adjournment:** Meeting adjourned at 7:30 PM.