

Planning Board

Town of Chelsea

**Meeting of the Planning Board
At Chelsea Town Office
March 10, 2015**

Members Present: Elizabeth (Beth) Cousins, Chair
Timothy (Tim) Coitrone
Allen Hallett (arrived at 7:05PM)
Maria Jacques
Palmer Sargent
Robert O'Reily

Excused: Craig Hitchins

Town Manager attending: Scott Tilton

Members of Public: Dean Paquette, Adam and Bonnie Savage, Jim Pepin, Ben Smith

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:01 PM.
2. **Approval of minutes:** Minutes from the February 10, 2015 meeting were reviewed. Motion to approve February minutes by Maria, seconded by Rob, approved with 4-0-1 vote, Tim Abstained.
3. **Public comment:** No public comment.
4. **Old Business:**
 - a. Update of Subdivision Ordinance: Beth reported that Maria has submitted the ordinance to Scott Tilton, Town Manager and copied members of the Board with changes as approved at our February meeting . The ordinance will be sent along with any others approved by us tonight and approved by the Board of Selectmen tomorrow night to the town's attorney for review.

5. **New Business:**

- a. Stoney Creek Crossing Subdivision Revision – Stage 4: Ben Smith explained that this is actually a request by Jim Pepin since this is a change to his subdivision. He also explained that tonight would be the first reading of the plan since after further discussions with Mr. Pepin, and some others, the decision was made to close off the end of Stoney Creek Crossing Lane that would have been transferred with the sale of the remaining land to Mr. Smith. It would instead become part of the Stoney Gate Crossing road system and the maintenance agreement. Jim Pepin explained that it makes sense to not try to develop the fifteen acres since it is quite wet. The acreage to be purchased by Mr. and Mrs. Smith would be conveyed with covenants restricting that the land would not be furthered subdivided and they would not be part of the road association but would have an easement to their property through the lane. Ms. Cousins asked if this further division of the property would make them subject to the requirement by DEP for review. Mr. Pepin and Mr. Smith replied that it would not because it is not part of the subdivision but remaining land being sold to abutters. Ms. Cousins asked to see a copy of the Road Maintenance Agreement. Mr. Pepin will make it available. The plan will be updated and brought back to our next meeting on the 14th of April.

- b. Building Permit Ordinance: The only change is to increase the fee from .05/sq. ft. to .10/ sq. ft. on new construction only. The remodeling fee would remain the same. Maria noted that this hasn't been changed since 2001. Scott thought that it may have been done in 2008. Scott has not looked at other towns but at the current rate of .05, it does not cover the cost of a Code Enforcement officer reviewing these permits. Should we raise it more? Maria thought that it may be better to raise it incrementally if it is still low. Scott will do more research tomorrow and present this to the selectmen. Maria made a motion to approve the .05 increase, seconded by Rob vote 6-0 in favor.

- c. Road Design Ordinance: Scott suggested revising Section X by striking out the wording giving the Planning Board authority to issue a variance. Rob noted that section A also had the word vary that should be changed to waive. Palmer moved and Tim seconded to approve these changes, vote 6-0 in favor.

- d. Trailer Ordinance: Scott found an ordinance for regulation of Trailers and Trailer Camps. He took out all language regarding trailer camps. This ordinance as presented would offer regulations for "house-car" trailers. Tim asked if a camper type trailer that was hooked up to a septic system in an emergency situation would be OK. Allen gave another example: When his father died, he stayed in a camper for a couple of months. He had a membership to the Y for bathing. Ms Cousins explained another case where a camper had electricity and water and a holding tank that could be emptied. It was noted that we do have at least two existing

situations where there are no sanitary facilities. These fall under the health code and could be enforced by our health and safety officer.

Scott will look at finding a way to address emergency situations and other situations where campers might be allowed and bring this back to our next meeting. It should not be allowed as a long term solution and perhaps should be tied in to a building permit.

Have there been complaints? Yes. The town does have recourse. Scott said that in one situation the person is a squatter! He will bring our concerns and suggestions to the selectmen. No vote was taken since we will discussing this ordinance further at our April meeting.

6. **Correspondence:** Town Managers report from Feb. 25, 2015 and the Maine Townsman.
7. **Next Meeting:** April 14 at 7:00 PM.
8. **Adjournment:** Meeting adjourned at 7:57 PM.