

Planning Board

Town of Chelsea

Meeting of the Planning Board

At Chelsea Town Office

April 14, 2015

Members Present: Elizabeth (Beth) Cousins, Chair
Tim Coitrone
Allen Hallett
Craig Hitchings
Maria Jacques
Palmer Sargent

Members Absent: Rob Riley (excused)

Members of Public: Dean Paquette

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:02 PM.
2. **Review of Minutes:** Allen noted a minor change required in the last sentence of the new business section (“will be discussing”). Motion to approve by Maria, seconded by Allen, approved with a 6-0 vote.
3. **Public comment:** No public comment.
4. **Old Business:**
 - a. Update on subdivision ordinance: The revised ordinance will go to public hearing on April 22nd. Legal comments to be provided at or prior to the public hearing.
 - b. Stoney Creek Subdivision Amendment: Mr. Smith and Mr. Pepin have requested that actions regarding the amendment be tabled until the May 2015 meeting. In spite of the review being tabled, Beth requested the Board review for information the letter signed by the President and members of the Stoney Creek Road Association. Mr. Paquette represented the Association and their concern regarding financial participation for use of subdivision roads by the future purchasers of Parcel 15. In response to the Board’s prior request for a copy of the road association agreement, Mr. Paquette indicated Mr. Pepin’s attorney is drafting a document to replace the current road maintenance agreement which he will provide to the Board. He also expects to meet with both Mr. Pepin and Mr. Smith prior to the May meeting to resolve concerns of the Road Association.
 - c. House-Car Trailer Ordinance: The Board was presented with a draft ordinance from the Town Manager for the temporary use of towable/trailers-campers adjacent to a residence in Chelsea. The Board discussed several questions and inconsistencies (i.e., the document title and the title in Article 1 do not match) in the draft appropriate to raise during the public hearing on April 22nd given there was not adequate time available for a complete review during the meeting. After several motions not approved by the board, Craig moved that: *The planning board acknowledges receipt of the draft,*

supports the ordinance going to public hearing, and will raise questions during the hearing due to insufficient time for review. The motion was seconded by Maria and approved by a 6-0 vote.

5. New Business:

Public Hearing on proposed ordinances is scheduled for April 22nd.

6. Correspondence/Announcements: Copies of the March 11, 2015 Town Manager report were distributed and discussed. Nomination papers are due back by April 24th.

7. Next Meeting: May 12, 2015 at 7:00 PM.

8. Adjournment: Meeting adjourned at 7:55 PM.