

Planning Board

Town of Chelsea

Meeting of the Planning Board

At Chelsea Town Office

April 11, 2016

Members Present: Nate Grant
Craig Hitchings
Maria Jacques
Palmer Sargent
Andrea Smith

Members Absent: Allen Hallett

Others Present: Bill Butler (Code Enforcement Officer)

Public: Greg Jolda
Gary Schaumburg

1. **Call to order:** Maria Jacques called the meeting to order at 7:04 PM.
2. **Review of Minutes:**
 - a. Planning Board Minutes - February 8, 2016. Motion (Andrea) and second (Palmer) to approve as written, approved with a 5-0 vote. There was no official meeting in March due to lack of a quorum.
 - b. Worromontogus Lake Association Fish Way Public Hearing Minutes – March 14, 2016. Motion (Craig) and second (Andrea) to approve after correction of the minutes title, approved with 5-0 vote.
3. **Public comment:** Gary Schaumburg requested a clarification on a point raised at the Fish Way public hearing regarding an abutter. The abutters have no issues with the project.
4. **New Business:**
 - a. Worromontogus Lake Association Application Final Review. Following a finding of completeness on the application at the February meeting and a public hearing on March 14th, the Board conducted its final review of the application in accordance with the Shoreland Zoning Ordinance, Section 16.D. *Procedure for Administering Permits*. The final application and applicants (Lake Association President, Greg Jolda, and Secretary, Gary Schaumburg) satisfactorily demonstrated to the Board that direct access of the fish way to the water is an operational necessity. Further, the application supported the proposed use criteria in the Ordinance for a positive finding.

A motion was made (Craig) and seconded (Maria) to conditionally approve the application for the Worromontogus Lake Association Fish Way.

The applicant shall:

- i. Hire a qualified engineer prior to commencement of construction to independently verify the project is implemented in accordance with the approved design;
- ii. Complete a survey prior to commencement of construction to ensure archaeological and historic resources are protected as designated in the comprehensive plan and required by the Army Corps of Engineers; and
- iii. Commence and complete construction of the project during a low water flow period (summer/fall) to avoid any problems associated with the flood plain.

The motion was approved with a 5-0 vote. The CEO will draft a notice to the applicant that the project is conditionally approved.

- b. Shoreland Zoning Ordinance and Map Revisions. Following meetings with DEP in March, the Board has decided to propose for adoption the published 2015 DEP guidelines with minor administrative edits by Andrea. The public hearing date selected is May 2nd at 6:30 PM with the regular planning board meeting to immediately follow. Note: Craig has followed-up with Joel on status of the map and Scott to request he advertise the meeting for May 2nd. Here are the tentative tasks, responsible parties, and dates Craig has sent to Scott:

Completion of map (Joel) and distribution to Board members - April 18

Announce public hearing in KJ (Scott) - April 18

Public Hearing (Planning Board) - May 2, 6:30 PM

Provide final ordinance and map to Scott and selectmen (Planning Board) - May 16

5. New Business:

Togus Cabin Review. Nothing was available from the project lead for review.

6. **CEO Corner:** Bill discussed plans to address health concerns with a home in Hideaway Acres; permit renewal issues he is working on several junkyards; and a home owner with a malfunctioning septic system. There are a number of compliance items in Chelsea that require prioritization and action within the limited number of hours allocated to the part time CEO position.
7. **Public comment:** None.
8. **Distribution/Correspondence:** Townsman magazine and copies of advertisements for public hearings.
9. **Next Meeting:** May 2nd immediately following the public hearing at 6:30 PM.
10. **Adjournment:** Meeting adjourned at 8:20 PM.