

## Planning Board Minutes

### Town of Chelsea

#### Meeting of the Planning Board At Chelsea Town Office July 9, 2013

**Members Present:** Elizabeth (Beth) Cousins, Chair  
Timothy (Tim) Coitrone  
Craig Hitchings  
  
Gary Quintal (Code Enforcement)

**Members of the Public:** Jim Coffin  
Jim Pepin  
Heidi Pinnet  
Ben Smith  
Tracie Adamson  
Bob Lane  
Kathy Redden

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:00 PM.
2. **Review of Minutes:** Tim moved to accept the minutes of the June 2013 meeting as presented, seconded by Craig, no discussion, vote was unanimous (3-0) to approve.
3. **Public comment:** No public comment.
4. **Old Business:**
  - a. Review of Subdivision ordinance (Open Space): The Open Space amendment to the subdivision ordinance was rejected by the Selectmen due to unclear language relative to house lot size relationship to open space. The Planning Board has the action to update the wording and return to the Selectmen for consideration. Craig will draft some proposed language for review at the August Planning Board.
5. **New Business:**
  - a. Preliminary review of the Stoney Creek subdivision (phase 4) application: Jim Coffin of Coffin Engineering presented the application on behalf of owner Jim Pepin to extend the current subdivision with an added 13 buildable lots plus an added parcel that can be further subdivided after 5 years. A storm water permit application including other requisite environmental considerations was filed with the Maine DEP in May. The DEP has 90 days to respond to the application. The application presented to the Town does require several changes and receipt of coordination letters prior to being determined final. Total estimated cost to the owner for the road extension in the subdivision is \$160,000 (\$100 per foot). The Town will require a bond in this amount. Several abutters discussed issues with storm water run-off from development activity to date and clearing of trees several years ago resulting in damage to Logan Ridge road. Abutters are concerned that the remaining development will further exacerbate the run-off and requested any

approval of the application be conditional on no adverse impact to abutters. While not required, the applicant and applicant's presenter will consider construction of a pond for controlled release of water in the development to mitigate future run-off.

The Planning Board reviewed the checklist for subdivisions against the application as presented. The following items in the checklist will be addressed in the final plan review:

- 1) P-11. As there is no remaining contiguous property, the application will be updated to remove the 20.95 acre reference.
- 2) P-26. Letter required from Town Fire Chief.
- 3) P-32a and 32b. Letters required from Town Road Commissioner.
- 4) P-35. Letter required from Maine Historical Society.

**Motion** by Craig that the Planning Board accept the preliminary plan subject to the above updates upon final plan submittal a minimum of 7 days prior to the August 13<sup>th</sup> Planning Board. Motion seconded by Tim and approved 3-0.

**Site walk.** Scheduled Wednesday, July 17<sup>th</sup> at 3:00 PM.

6. **Correspondence:** Reviewed. Nothing substantive.

7. **Next Meeting:** August 13<sup>th</sup> at 7:00 PM.

8. **Adjournment:** Meeting adjourned at 8:40 PM.