

**Town of Chelsea  
Selectmen Special Meeting  
Wednesday - August 18, 2015  
6:30PM  
Chelsea Town Office**

- I. The meeting was called to order at 6:31PM by Chairman Danforth

Board of Selectmen present was Richard Danforth and Michael Pushard. Benjamin Smith was absent and excused

Also present was Scott Tilton (Town Manager) and Waldo Gilpatrick (CEO)

**A. Discuss and act upon a potential land use violation**

The Selectmen and the CEO discussed the issuance of a building permit and construction of a 16' x 16' camp/workshop at Map 8 Lot 292. The property is currently listed as 1.5 acres in size which is less than the 2 acres required by the Minimum Lot Size Ordinance to build a dwelling. A permit was issued for construction of a building that does not have plans for a septic disposal system. After further discussion it was decided as follows:

1. The lot is a non-conforming lot as defined in the Minimum Lot Size Ordinance. However the building for which the permit was issued is allowed to be constructed.
2. The current use of the building as a camp/shed/workshop will be allowed to continue however a plumbing permit for a dwelling unit will not be issued until the property is in compliance with the Minimum Lot Size Ordinance.
3. Alternate methods for the disposal of sewerage and grey water need to be approved by Chelsea Code Enforcement Officer.

A letter will be sent to the Thomas Magee, property owner, outlining the decision made. A copy of the letter will be placed in the properties permanent folder at the Chelsea Town Office.

**B. Enter into Executive Session to discuss an enforcement matter with the Code Enforcement Officer pursuant to 1 M.R.S.A. § 405(6) (H)**

No action was taken to go into executive session

**II. Adjournment**

A motion was made by Mr. Pushard and seconded by Mr. Danforth to adjourn the meeting at 7:24PM. Vote was unanimous

Approved by the Board of Selectmen on August 26, 2015.

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Richard Danforth

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Michael Pushard

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Benjamin Smith