

Planning Board Minutes

Town of Chelsea

Meeting of the Planning Board At Chelsea Town Office September 10, 2013

Members Present: Elizabeth (Beth) Cousins, Chair
Timothy (Tim) Coitrone
Craig Hitchings
Palmer Sargent

Gary Quintal (Code Enforcement)

Members of the Public: Tracie Adamson
Judy Canning
Jim Coffin
Bob Lane
Jim Pepin
Heidi Pinnett

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:00 PM.
2. **Review of Minutes:** Craig moved to accept the minutes of the August 13, 2013 meeting as presented, seconded by Tim, no discussion, vote was unanimous (4-0) to approve.
3. **Public comment:** No public comment.
4. **Old Business:**
 - a. Site Walk of Stoney Creek subdivision: Members of the planning board (Tim C., Doug C., Tim C.), the Chelsea CEO (Gary Q.), the applicant's representative (Jim Coffin), and several members of the public participated in a site walk of the planned subdivision extension on July 17, 2013.
 - b. Review of Subdivision Ordinance (addition of Open Space): Craig prepared draft edits to the version rejected by the Selectboard and distributed after the last meeting. Item tabled until the October meeting to consider this plus inclusion of a requirement for fire ponds/cisterns in future subdivisions.
5. **New Business:**
 - a. Review modification to Logan Ridge subdivision: A property line amendment to Lot #11 in Logan Ridge was needed due as a result of land conveyed from Jim Pepin and Judith Canning. In addition to the expansion of Lot #11, Lot #7 was eliminated in Logan Ridge. The board reviewed the ordinance criteria, and approved the amended subdivision plan. **Note:** The plan inaccurately reflects Lot #9 (not Lot #7) was eliminated. Jim Coffin will bring the revised version to the town office for signature.

- b. Final review of Stoney Creek subdivision expansion: Jim Coffin reviewed several adjustments to the plan for the expansion of an added 14 lots, including: the addition of a fire pond to the expansion to be maintained by the road association; an adjustment to the property line as a result of the conveyance to Lot #11 in Logan Ridge; and the agreement to share the costs of drainage improvements (3rd culvert and change pitch of other culverts) on Logan Ridge Road. The final application is attached. The board reviewed the ordinance criteria and approved the Stoney Creek subdivision amendment.
 - c. Review request by Attorney Dubord regarding possible subdivision: The board determined the pending transaction to sell the remaining unimproved land owned by Margaret Harrison at 421 Nelson Road does not constitute subdivision approval. The CEO (Gary Q.) advised the planning board chair (Beth C.) it would be appropriate to sign a provided affidavit stating subdivision approval is not required. Craig moved the board concur there is no need for a subdivision review in the conveyance of the parcel at Nelson Road. Motion seconded by Palmer S. and approved by the planning board (3 yes – 1 abstention).
6. **Correspondence:** Maine Townsman, original letter from Attorney Dubord regarding the Harrison property.
7. **Next Meeting:** October 8th at 7:00 PM.
8. **Adjournment:** Meeting adjourned at 8:09 PM.