

# Town of Chelsea

## Meeting of the Planning Board At Chelsea School Library August 14, 2012

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

**Public:** David Brunell, Subdivision applicant, 3 abutters  
**Presenter:** Julie Wilcock, V.P. Business Development, Volunteers of America

- 1. Call to order:** Chairman Elizabeth Cousins called the meeting to order at 7:05 p.m.
- 2. Introductions:** Planning Board members introduced themselves and others present gave their names and purpose for attending.
- 3. Public Comment:** None
- 4. Old Business:** There was no update to the request to modify the existing “Sugar Maple Terrace” subdivision. This item will continue to be on the agenda for next meeting.  
David Brunell submitted a modified plan for phase three (3) of his “Deer Run” Subdivision. His new plan showed that Deer Run Road will be modified to provide the proper frontage to the additional lots 8 and 9. Required soil tests have been done. Abutters expressed concern that Jane Street was going to be used as an access to Lots 8, 9 and 2. Mr. Brunell stated that he does not plan at this time to designate Jane Street as the access to those lots. The Planning Board voted to approve phase three of the Deer Run Subdivision with the provision that Jane Street would not be used as an access to these lots without Planning Board approval.

The Subdivision ordinance amendment discussed at the June, 2012 meeting will be brought to the regular Town Meeting for a vote.

- 5. New Business:** The October 10<sup>th</sup> training offered by Maine Municipal Association was discussed. Craig Hitchings and Elizabeth Cousins expressed interest in Attending. Elizabeth will let town Manager Scott Tilton know so that he can register both.

Guest Presenter, Julie Wilcock from Volunteers of America presented two concept designs for projects that are being developed for veterans and low income housing on the Togus property. This presentation was for informational purposes since the Planning Board does not have jurisdiction over Togus. Each project will be on 10 acres of land; one on the right just inside the East entrance and the other near the current road maintenance lot on the left. One project will be only for veterans and will be a set of 20 cabins with a central community center. Ground breaking is set for the spring of 2013.

The second project is proposed to be at least 50% veterans and the remainder low income units. These will be more centralized but will also have a community center. Julie Wilcock will also be talking to the Chelsea Board of Selectmen and any other groups who are interested.

Gary Quintal, CEO has communicated with Becky Steel regarding the Chelsea Minimum lot Size Ordinance. He reports that some housekeeping work will need to be done to correct the reference to Title 30. It should now be Title 30A.

**6. Review of Minutes:** Craig moved to accept the minutes of June 12, 2012 as presented, seconded by Tim, vote was unanimous. Elizabeth moved to accept the minutes of July 10, 2012, seconded by Craig, vote was unanimous.

Craig noted that we did not have a secretary and that it is difficult to talk and take notes at the same time. He suggested that the Planning Board spend some of its allotment on a digital recorder rather than hire a secretary. He volunteered to transcribe the minutes. Other Members unanimously agreed.

**7. Correspondence:** None

**8. Public Comment:** None

**9. Adjournment:** Doug moved to adjourn, seconded by Tim, vote unanimous.

**10. Next meeting:** September 11, 2012