

Town of Chelsea

**Meeting of the Planning Board
At Chelsea Town Office
June 19, 2013**

Members Present: Elizabeth (Beth) Cousins, Chair
Timothy (Tim) Coitrone
Douglas (Doug) Crochere (arrived at end of meeting)
Craig Hitchings

Gary Quintal (Code Enforcement)

1. **Call to order:** Chairman Beth Cousins called the meeting to order at 7:05 PM.
2. **Review of Minutes:** Craig moved to accept the minutes of the May, 2013 meeting as presented, seconded by Tim, no discussion, vote was unanimous (3-0) to approve.
3. **Public comment:** No public comment.
4. **Old Business:**
 - a. Review of election and referendum results: There were only write-in candidates for Planning Board seats. The referendum for the new Town Charter passed, but is not effective until July 1st. The Selectmen will now have the authority to select new/replacement members of the Planning Board. Scott Tilton will also be reaching out to write-in candidates. There are currently two vacancies (three including the alternate position).
5. **New Business:**
 - a. Results of Town Meeting: The two ordinances in the warrant (amended Minimum Lot Size; Wireless Communications) were approved by the Town.
 - b. Open Space Ordinance: This 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. Those in attendance suggested showing any revised language to the Selectmen prior to the public hearing to ensure it is acceptable.
 - c. Election of Officers: Those in attendance decided to table the election until the July meeting.
 - d. Preliminary discussion of the Stoney Creek subdivision: Coffin Engineering has submitted a DEP storm water application for Stoney Creek which is an extension of Stone Gate Crossing. The Chelsea subdivision ordinance requires each lot in a subdivision to be buildable, the current plan includes a non-buildable lot and will not be compliant. Gary has pointed this out to Coffin Engineering. Gary expects the application for Planning Board consideration/action will be available for the July meeting.
6. **Correspondence:** Reviewed. Nothing substantive.
7. **Next Meeting:** July 9th at 7:00 PM.
8. **Adjournment:** Meeting adjourned at 7:52 PM.