

Town of Chelsea

Meeting of the Planning Board At Chelsea Town Office January 8, 2013

Members Present: Elizabeth (Beth) Cousins, Chair
Douglas (Doug) Crochere
Craig Hitchings

Also Present: Gary Quintal (CEO)

1. **Call to order:** Chairman Elizabeth Cousins called the meeting to order at 8:15 PM due to late arrival of member required for a quorum.
2. **Introductions:** Dispensed with introductions.
3. **Review of Minutes:** Craig moved to accept the minutes of December 11, 2012 meeting as presented, seconded by Doug, no discussion, vote was unanimous (3-0) to approve.
4. **Public comment:** none
5. **Old Business:**
 - a. Sugar Hill Maple Terrace Update: Elizabeth Street provided the Mylar required to satisfy the conditional approval of the subdivision plan redesign for amendment of the lot size conditionally approved at the July 10, 2012 Planning Board. Craig moved, and Doug seconded, the re-subdivision plan be approved. The Board unanimously approved and signed the Mylar.
 - b. Minimum Lot Size Ordinance Update: Beth raised the need for added clarification regarding the relationship of the lot size ordinance, subdivisions, and town road standards. Further, no action taken to update the ordinance to include the Title 30A reference. Item tabled pending added research by Beth for presentation at the next meeting.
 - c. Wireless Telecommunications Facilities Ordinance: The Board discussed a draft wireless ordinance introduced by Craig in December. Several changes were discussed that will be incorporated into the draft. Beth will schedule/advertise a public hearing for the February meeting. Members will review the draft for added discussion at the next meeting and prior to public hearing.
 - d. Sign Ordinance: The de-facto standard for municipalities not having a sign ordinance is published by MDOT. Beth met with the Selectboard at their December 12th meeting to convey that the Planning Board needed added time to consider this request before recommending next steps. Following discussion led by Gary regarding the reasonableness of the State standard and the effort required by the Town to enforce a new ordinance, the Board voted unanimously to maintain the State standard following a motion made by Doug and seconded by Craig.
6. **New Business:**
 - a. Building and Safety Code Ordinance. Beth asked for clarification regarding the need for a new ordinance or adjustment to an existing ordinance. Following a discussion with Gary, the Board determined no action is required.

- b. Wind Energy Ordinance: Neither Beth or Gary could find evidence the draft wind ordinance developed in 2008 was voted on at Town meeting. The Board will review and edit the draft at the February meeting for potential public hearing at a future date.

7. Correspondence: Reviewed. Nothing substantive.

8. Next Meeting: February 12, 2013

9. Adjournment: Craig moved to adjourn at 8:50 PM, seconded by Doug, vote unanimous.