

Town of Chelsea
Meeting of the Planning Board
Location: Town Office
Date: July 10, 2012

Members present: Timothy (Tim) Coitrone, Chair
Doug Crochere, Member
Craig Hitchings, Member

Also present: Gary Quintal (CEO) and members of the public

1. **Call to order:** Tim called the meeting to order at 7:10 pm
2. **Introductions** of planning board members and CEO
3. **Public Comment:** interest expressed in more information available on Town website regarding planning board membership and minutes.
4. **New Business:**

Public hearing ensued regarding preliminary plan reviews of modifications to existing “Sugar Maple Terrace” and “Deer Run” subdivisions. Gary Quintal notified abutting landowners of the public hearing via letter on June 21, 2012 (copy attached).

- a. **Sugar Maple Subdivision.** The planning board reviewed the plan depicting the subdivision and specifically Map 5 Lot 97 (5). An adjacent parcel to the lot sold by Elizabeth Street will be merged with Lot 97(5) to expand the lot. Elizabeth will have a surveyor add the parcel to redraw Lot 97(5) only and deliver a mylar to the planning board. (sketch of parcel to be added attached)

Craig motions, Doug seconds that the planning board conditionally approve the expansion of Lot 5 upon completion of an application and delivery of the mylar to the planning board by Elizabeth Street. Vote is 3-0 in favor

- b. **Deer Run Subdivision.** The planning board reviewed a preliminary plan for Phase III division of “remaining land” consisting of Lot 151 (26.2 acres) into additional lots as they relate to a plan revision dated 5/26/2010. David Brunell presented his tentative plan to divide the remaining lot into 3 lots, one (Lot 151) has already been developed and recorded, a second (Lot 152) has not been developed but has been recorded, and a third (Lot 154) which is not recorded or developed and lacks the requisite road frontage required by ordinance. Eventual approval to develop Lot 154 must be conditional upon extension of Deer Run Road or Jane Street. Any extension of either private road requires the road be constructed to town standards as defined in the Town of Chelsea Road Design Standards. No action was taken on the application. Mr Brunell will reapply at a future date.

Nomination and selection of planning board officers. Tim motions, Doug seconds selection of Elizabeth (Beth) Cousins as planning board Chair. Board approves 3-0. Craig motions, Tim seconds selection of Doug Crochere as Vice Chair. Board approves 2-0-1. Doug abstains.

5. **Old Business:** None
6. **Review of Minutes:** no minutes were available for review from the June meeting.
7. **Correspondence:** MMA brochures
8. **Public Comment:** Abutting property of Deer Run subdivision expressed concerns with the poor condition of Jane Street and the potential positive/negative impact any future development of the subdivision may have on the road.
9. **Adjournment:** Tim motions, Doug seconds to adjourn. 3-0 approval. Meeting adjourned at 9:45.
10. **Next meeting:** August 14, 2012