

**Planning Board**

**Town of Chelsea**

**Meeting of the Planning Board**

**At Chelsea Town Office**

**July 11, 2016**

**Members Present:** Nate Grant  
Craig Hitchings  
Maria Jacques  
Palmer Sargent  
Andrea Smith

**Others Present:** Bill Butler (Code Enforcement Officer)

**Public:** None

1. **Call to order:** Craig called the meeting to order at 7:05 PM.
2. **Review of Minutes:** Motion (Andrea) and second (Palmer) to approve the June 13, 2016 minutes as written, 4 in favor, 1 abstention.
3. **Public comment:** None
4. **Old Business:**
  - a. Togus Cabins Review. The board reflected on the presentation provided at the June meeting and focused on next steps for the planning board. The board will have the opportunity to review future iterations of the design and expects to make findings on the project based on applicable performance standards in the town subdivision ordinance. Select performance standards/criteria will be discussed at the August meeting then forwarded to Volunteers of America. Bill has also followed up with Julie Wilcock regarding a site walk which is scheduled for 6:00 PM on August 8<sup>th</sup>.
  - b. Shoreland Zoning Ordinance. The ordinance is complete following an edit to the map which designates a small area limited residential to be consistent with the 1993 map. Following the map edit, there was a motion (Palmer) and second (Maria) to approve the ordinance and forward to the town manager for inclusion in the next special town meeting warrant. Note: the map was edited and the ordinance forward to the town manager for action on July 14<sup>th</sup>.
  - c. Site Plan Review. The board will resume work in August on the site plan review document that was suspended to complete the Shoreland Zoning ordinance.
5. **New Business:** None
6. **CEO Corner:** Bill raised the concerns/requests by Stoney Creek subdivision residents regarding the road built to town standards and the town assuming responsibility. Overall the board agreed the town road commissioner should have jurisdiction over this item, not the Planning Board. Other

activities discussed included a condemned property on Davenport road, and a potential used car lot on Route 9. These topics were informational and no action is required for the Planning Board.

7. **Public comment:** None.
8. **Distribution/Correspondence:** Town Manager's report copy. Townsman magazine.
9. **Next Meeting:** August 8<sup>th</sup> at 7:00 PM. The meeting will be preceded by a site walk of the Togus Cabins project area. Board members should assemble at the town office at 5:50 PM on the 8<sup>th</sup>.
10. **Adjournment:** Meeting adjourned at 8:15 PM.