

**Town of Chelsea  
Regular Meeting of the Planning Board**

**At Chelsea Town Office  
September 10, 2018**

**Members Present:** Andrea Smith  
Maria Jacques  
Scott Arnold  
Richard Condon  
Hank Mastrianno  
Carol Belanger  
Sherri Truman

**Guests:** Tonia Burns, CEO  
Rick Danforth

**Public Forum to Discuss Proposed Ordinance Work**

There were no comments made by either guest

**Call to Order:**

The meeting was called to order by Andrea Smith at 6:38 pm.

**Public Comment:**

Rick Danforth said he attempted to get the Site Review Plan on the November ballot. Personal issues and a campaign to work against it prevented his effort from succeeding but he wanted to let us all know that he intended to get it on the ballot for the June elections.

**Old Business**

Work Plan for Planning Board:

Andrea S. asked for input on how to prioritize the three ordinances given priority by the Board of Selectman—whether we want to work on them one at a time or split them in to working groups. Maria J suggested that there were so many new members that working on them one at a time might be a better approach. The Board discussed additional ways to get public input including a direct mail opportunity. Andrea said she would talk to the Town Manager about that. Holding an additional public forum was agreed upon by all.

Tonia was asked about what we should consider addressing in the Minimum Lot Size Ordinance. She said definitions were an issue—what a dwelling was and perhaps differentiating between commercial and residential. There was quite a bit of discussion regarding the 2 acre minimum lot size and required

frontage. Senior housing was also suggested as something we should consider. Scott mentioned the possibility of variances.

### **CEO Corner**

Tonia Burns reported on various enforcement activities as well as the status of her lot by lot review. She said residents were largely very responsive to the violations brought to their attention through the review process.

### **Review of August 13, 2018 Minutes:**

Dick Condon made a motion to approve the draft minutes of the August Planning Board Minutes. Carol Belanger seconded the motion. The motion carried.

### **Next Meeting**

The next regular meeting will be at 7:00 pm on October 1, 2018. It will be preceded by a Public Forum at 6:30 pm. The Board will focus on the Minimum Lot Size Ordinance. Carol Belanger requested that the agenda be more substantive so that the public would know what we planned to discuss. Andrea Smith agreed to do that.

### **Adjournment**

The meeting was adjourned at 8:14 pm.