Town of Chelsea

Regular Meeting of the Planning Board

March 16, 2023

At the Chelsea Town Office

Members Present:	Travis Soucy, Jake Soucy, Joel Alexander, Roland Quirion, Daniel Lambert, and Scott Grady
Members Absent:	Tamara Pierce
Guests:	Greg Lambert (Town CEO), Matt Drost, Ben Smith, Ralph Kaehler
Call to Order:	**The meeting was called to order at 6:00 by Joel Alexander.**
Minutes:	**Travis Soucy motioned to accept the minutes from February 15, 2023 and Daniel Lambert seconded the motion. VOTE: unanimous.**
Public Comment:	Ralph Kaehler (Novel Energy Solutions) was present to speak on the Togus Road / Smith Road solar project.
	Ben Smith was present to indicate that Togus Solar, LLC will continue to pursue the project with the approval already granted, and to offer any feedback during the Solar Array Ordinance revisions.
Old Business:	The Board discussed the Planning Board Ordinance. And amendment was suggested to require planning board approved projects to apply for a building permit with a year, with a Planning Board level extension of up to six months. The Board also discussed a recommendation to the Select Board to implement a fee for planning board applicants.
	The Board discussed combining Chelsea's land use-related ordinances into one Land Use Ordinance. Matt Drost will consolidate the following ordinances for the Board's consideration: Building and Permit Ordinance, Auto Junkyard Ordinance, Certificate of Occupancy Ordinance; Setbacks Ordinances, and Minimum Lot Size Ordinance.
	The Board discussed requirements for fire prevention such as smoke detectors. It was recommended that fire prevention be the topic of an upcoming Town newsletter.
Correspondence:	None
New Business:	None

CEO Report:	Code Enforcement Officer Greg Lumbert discussed recent Code Enforcement work related to dangerous buildings and permitting in Chelsea.
Adjournment:	**Roland Quirion motioned to adjourn the meeting at 7:20 pm; Jake Soucy seconded. VOTE: unanimous.**

Next Meeting: Monday, April 17; 6:00 pm