

**Chelsea Planning Board
Meeting Minutes – January 7, 2025**

Planning Board: Joel Alexander (Chair), Rachel Gorneau, Sarosh Sher, John Bennett, Kathryn Temple, and Sean Spillane

Others Present: Greg Lumbert (CEO), Natalie Thomsen (Planning Board Assistant), and Jacob Soucy (Vice-Chair, Select Board)

Called to Order: 6:03 PM by Chair Joel Alexander

New Member Introduction:

- The Planning Board welcomed a new member, Sean Spillane. He introduced himself, shared his background, and expressed excitement about joining the board.

Minutes:

- December meeting minutes were reviewed and approved.
 - Motion: Rachel Gorneau
 - Second: Sarosh Sher
 - Vote: 4-0-1

Public Comment:

- No members of the public were present.

CEO Report:

- Cases discussed:
 - **Sears Mills Road:** Updates on ongoing code compliance issues.
 - **Birmingham Road:** Review of current status and next steps.

Old Business:

Hardship Loan Program:

- Extensive discussion about the town's hardship loan policies and precedents. Concerns were raised regarding fairness, enforcement, and long-term implications for the town.

Junkyard Ordinance:

- Updates included:
 - Incorporating Whiting's junkyard ordinance as a template with modifications.
 - Setting a limit of **four active junkyards** and defining terms like "recycling operations."
 - Adding requirements for licensing, public hearings, and buffering (200 feet minimum from residential properties).
 - Discussion about whether permits should be transferable if a business changes ownership, with suggestions to allow for smoother transitions while maintaining standards.

New Business:

Blasting and Mining Ordinance:

- Discussion on drafting a stronger ordinance than Maine DEP's existing regulations.
- Planning Board Assistant Natalie Thomsen was directed to research current rules and provide examples at the next meeting.

Neighborhood Protection Standards:

- Natalie Thomsen introduced standards from other communities aimed at reducing the impact of commercial properties on residential neighborhoods.

Camper Ordinance:

- Reviewed language in **Article 6, Section 6.1 D** regarding private campsite permits.
 - Proposed clarification: No permits to be issued between November 1 and April 29.
 - Investigate occupancy standards and camper safety requirements (e.g., egress).
- Motion to table discussion:
 - Motion: Sarosh Sher
 - Second: Kathryn Temple
 - Vote: All in favor.

Adjournment:

- Adjourned at 8:20 PM.
 - Motion: Kathryn Temple
 - Second: Sarosh Sher