

Chelsea Planning Board
Meeting Minutes – December 11, 2024

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

Others Present: Greg Lumbert (CEO), Natalie Thomsen (Planning Board Assistant)

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

Minutes:

- November meeting minutes were accepted.
 - Motion: Rachel Gorneau
 - Second: Sarosh Sher
 - Vote: 4-0-1

Public Comment:

- No members of the public were present.

CEO Report:

- Focused on cases on Birmingham Road and Sears Mills Road.
- Extensive discussion about the town's hardship loan program.

Old Business:

Junkyard Ordinance:

- Reviewed Whiting Main's Junkyard Ordinance.
- Key points discussed:
 - Defining junkyards and establishing licensing and permitting processes.
 - Buffering requirements for neighboring properties and visibility from the street.
 - Applications for junkyards to go through the Planning Board with a public hearing.
 - Establishing a maximum of four junkyards in the town.

New Business:

Blasting and Mining Ordinance:

- Discussion about possibly implementing a stronger ordinance than the Maine Department of Environmental Protection's regulations.

- Board requested more information on current blasting rules and regulations for the next meeting.

Neighborhood Protection Standards:

- Planning Board Assistant Thomsen introduced standards used in other communities to limit the impact of commercial properties on neighboring residential areas.
- To be discussed further in a future meeting.

Minor Subdivisions:

- Current processes were reviewed.
- Discussion about streamlining the process.
- Board directed Planning Board Assistant Thomsen to gather examples from other communities for future consideration.

Adjournment:

- Adjourned at 7:50 PM.
 - Motion: Kathryn Temple
 - Second: Sarosh Sher
 - Vote: 4-0-1

Next Meeting: Jan 7, 2025 at 6PM

nm Rachel Gorman
Kathryn Temple

Dh Burt

S. J. [Signature]
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