

Town of Chelsea Planning Board ~ Meeting Minutes

May 7, 2025 | 6:00 PM | Chelsea Town Office

Call to Order

The meeting was called to order at 6:00 PM by Planning Board Chair, Joel Alexander.

Roll Call

Present: Joel Alexander (Chair), Kathryn Temple, John Bennett, Sean Spillane, Sarosh Sher, Greg Lumbert (Code Enforcement Officer) and Natalie Thomsen (Planning Board Assistant)

Absent: Rachel Gorneau

Approval of Minutes

Motion made by Sarosh Sher to approve the minutes from the previous meeting. Seconded by Kathryn Temple. Vote: Unanimous approval.

Agenda Adjustment

Motion by John Bennett to move Item 7A (subdivision application) to the top of the agenda. Seconded by Sarosh Sher. Vote: Unanimous approval.

Pledge of Allegiance

The Board and members of the public recited the Pledge of Allegiance.

Public Comment (Non-Agenda Items)

No non-agenda public comment was offered.

New Business

Public Hearing – Grantwood Heights Subdivision

The Board held a public hearing on a proposed 6-lot subdivision located off McGee Drive, submitted by Matt ^{Povl}Gott of Alliance Properties. The subdivision includes an additional lot (#7) which may be conveyed to an abutting landowner or added to Lot 6.

Mr. ^{Povl}Gott introduced the project, noting that the lots will be served by individual wells and septic systems and accessed from McGee Drive. He intends to use modular homes due to speed and efficiency of construction. Lot 7 does not currently have frontage and is not proposed as a buildable lot unless merged with an adjacent property.

The applicant's representative, Dirgio Surveying (surveying

firm), reviewed soil suitability, wetland delineation, and access arrangements. The Board confirmed that suitable soils exist throughout the site, and no DEP or NRPA permits are required.

Concerns raised by Planning Board members and staff included:

- Clarification of access rights and road maintenance responsibilities.
- Whether design restrictions, deed covenants, or HOAs would be included (none are proposed).
- Adequacy of water supply and septic design.
- The location of structures in relation to identified wetlands.

Public Comment Highlights:

Several residents expressed concerns about:

- Flooding and historic wetland issues in the area.
- Potential traffic increases and safety along Hallowell Road.
- The need for elevation or drainage improvements for homes on proposed lots.
- Whether Lot 7 should be permanently conserved or merged to avoid being landlocked.
- Suggestions were made regarding raising foundations and limiting future development in sensitive areas.
- The applicant expressed openness to conservation language for Lot 7 and to addressing any drainage or topographic issues identified.

Board Deliberations:

Board members reviewed subdivision ordinance requirements and verified that the preliminary plan meets the standards. The following conditions were discussed for final approval:

1. Confirmation that Lot 7 is not left landlocked and is either merged with Lot 6 or conveyed to an abutter.
2. Submission of a follow-up letter from the Fire Chief regarding fire access and whether a cistern or fire pond is required.
3. Research into the National Wetlands Inventory and town records to confirm any prior designation of protected wetland areas.
4. Acknowledgment that the town subdivision ordinance needs to be updated to reflect the 60,000 sq. ft. minimum lot size (currently still reflects 80,000 sq. ft.). This is the town's responsibility and not the applicant's.

Motion:

Motion by Kathryn Temple to find the application complete and

grant preliminary approval for the Grantwood Heights subdivision subject to the four conditions above. Seconded by Sarosh Sher. Vote: Unanimous approval.

VIII. Other Business

The Board discussed the subdivision ordinance update and agreed to forward the revised version to the Select Board for placement on the Town Meeting warrant. Motion by Kathryn Temple to move the updated subdivision ordinance forward to Town Meeting. Seconded by Sarosh Sher. Vote: Unanimous approval.

IX. Adjournment

Motion by Sarosh Sher to adjourn. Seconded by John Bennett
Meeting adjourned at 7:54 PM.

