

Town of Chelsea Planning Board – Meeting Minutes

January 27th 2026 | 6:00 PM | Chelsea Town Office

Call to Order

The meeting was called to order at 6:07 PM.

Roll Call

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

Planning Board Members Absent: Tony Loiko

Select Board Members Present: Sheri Truman (Chair), Jacob Soucy (Vice Chair), Mike Pushard

Staff Present: Natalie Thomsen, Planning Board Assistant; Christine Landes, Town Manager

Purpose of Meeting

The meeting was held as a joint work session between the Planning Board and Select Board to discuss potential ordinance concepts related to business and neighborhood compatibility, including buffering, lighting, and noise considerations. No formal votes were anticipated or required.

Ordinance Discussion – Business and Neighborhood Compatibility

The Planning Board reviewed a draft ordinance from the Town of Pittston as a potential starting point for developing a Chelsea-specific ordinance addressing impacts from larger commercial uses in areas without zoning.

- Discussion topics included:
- The absence of local ordinances addressing noise, lighting, buffering, and nuisance-type impacts
- Increased development pressure along major corridors, including Route 9
- Concerns regarding lighting spillover, noise, and proximity of commercial activity to residences
- Balancing support for business development with protection of residential quality of life
- The intent to avoid traditional site plan review and instead pursue minimal, common-sense standards

Board members emphasized that the goal of any ordinance would be to establish baseline neighbor-protection standards while remaining business-friendly and straightforward.

State Standards and Regulatory Context

Discussion included state-level lighting standards, limitations of state permitting in addressing local impacts, and the role of municipal ordinances in filling regulatory gaps.

Mining, Noise, and Enforcement Considerations

The Boards discussed the absence of a mining ordinance, enforcement challenges related to noise and nuisance complaints, and the importance of reasonable compliance and waiver provisions. No decisions were made.

Public Process and Transparency

The Boards emphasized the importance of public input, transparency, and clear communication throughout any ordinance development process.

Future Work Plan

The Planning Board indicated its intent to continue refining draft language, coordinate with legal counsel, share draft materials with the Select Board, and schedule additional meetings as needed.

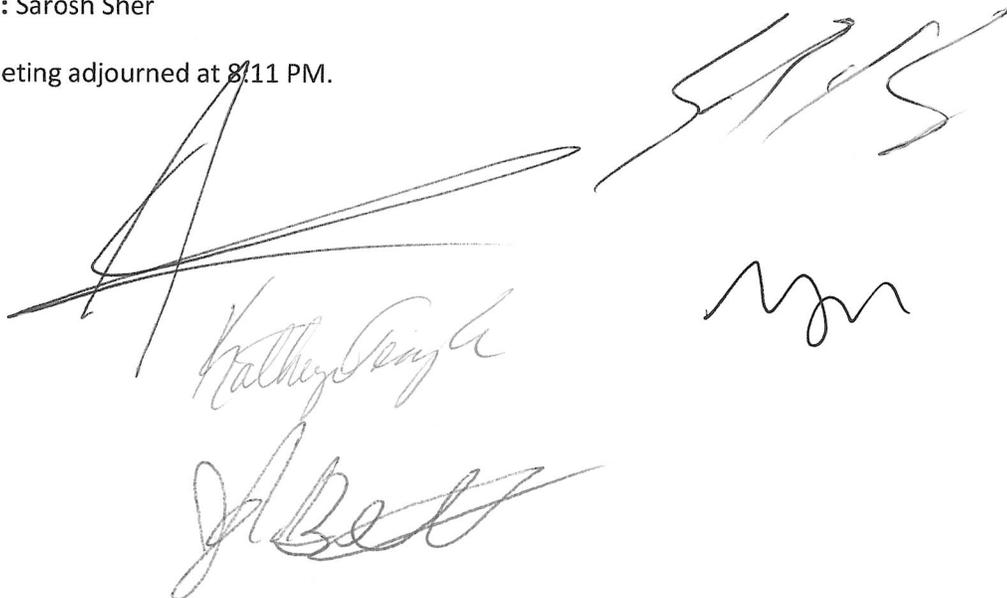
A tentative additional Planning Board meeting was discussed for January 21, 2026, subject to confirmation.

Adjournment

Motion: Kathryn Temple

Second: Sarosh Sher

The meeting adjourned at 8:11 PM.



The image contains three handwritten signatures. The first signature is a large, stylized 'A' shape. The second signature is 'Kathryn Temple' written in cursive. The third signature is 'Sarosh Sher' written in cursive. There is also a small, illegible signature to the right of the 'Kathryn Temple' signature.