

**Town of Chelsea Planning Board ~ Meeting Minutes**

June 4, 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, Rachel Gorneau, Sarosh Sher, Greg Lumbert (Code Enforcement Officer), and Natalie Thomsen (Planning Board Assistant)

Absent: Sean Spillane

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**Approval of Minutes**

A motion was made by Sarosh Sher and seconded by John Bennett to approve the minutes of the May 7, 2025, meeting. Rachel Gorneau abstained. **Vote:** 3-0-1 (Approved) **Correction:** The applicant for the subdivision discussed at the April 3 meeting was Matthew Pouliot.

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**Application Review – Grantwood Heights Subdivision** There were no objections to taking the item out of order. The subdivision proposal included six lots, with a seventh lot being observed. A fire bond was discussed and deemed optional.

A motion was made by John Bennett and seconded by Sarosh Sher to grant final approval of the subdivision. **Vote:** 4-0 (Approved)

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**Code Enforcement Officer (CEO) Report**

Greg Lumbert provided updates on enforcement matters, including an ongoing court case and updates concerning ADK.

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**Findings of Fact**

Natalie Thomsen will prepare the Findings of Fact for the Grantwood Heights Subdivision approval.

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**Adjournment**

A motion to adjourn was made by Rachel Gorneau and seconded by Kathryn Temple.

**Meeting adjourned at 7:01 PM**

The block contains several handwritten signatures in black ink. On the left, there is a large, stylized signature that appears to be 'Joel Alexander'. To its right, there is another large signature that appears to be 'Kathryn Temple'. Below these, there are several smaller, less legible signatures, including one that appears to be 'Rachel Gorneau' and another that appears to be 'John Bennett'. There is also a signature that appears to be 'Sarosh Sher' and another that appears to be 'Greg Lumbert'.