

Town of Chelsea Planning Board ~ Meeting Minutes
July 2, 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, and Rachel Gorneau
Staff: Greg Lumbert (Code Enforcement Officer), and Natalie Thomsen (Planning Board Assistant)
Absent: Sean Spillane and Sarosh Sher

Election of Officers (Annual Appointments)

- **Chair:** Motion by John Bennett, second by Kathryn Temple to reappoint Joel Alexander as Chair for the ensuing year. Vote: 4-0 (Approved).
- **Vice Chair:** Motion by Rachel Gorneau, second by John Bennett to appoint Sarosh Sher as Vice Chair. Vote: 4-0 (Approved).
- **Secretary:** Motion by Kathryn Temple, second by John Bennett to reappoint Rachel Gorneau as Secretary. Vote: 4-0-1 (Approved; Gorneau abstained).

Approval of Minutes
A motion was made by Kathryn Temple and seconded by John Bennett to table the minutes of the June 4, 2025, meeting. Rachel Gorneau abstained. **Vote:** 4-0 (Tabled)

Findings of Fact – Grantwood Heights Subdivision

Board reviewed the draft Findings of Fact and noted a cover-page name correction (replace “Pouliot Real Estate” with “Alliance Properties”).

Motion: Approve the Findings of Fact as corrected and authorize the Chair to sign; staff to circulate a corrected PDF for the file and applicant.

Made by: John Bennett; **Second:** Sarosh Sher. **Vote:** 4-0 (Approved).

Code Enforcement Officer (CEO) Report

Greg Lumbert provided brief updates on ongoing enforcement matters. No formal action taken.

Ordinance/Policy Discussion

LD 1829 (State Housing/LD 1829 Implementation):

The Board discussed recent state law changes affecting local review (e.g., additional dwellings on a lot, subdivision thresholds, and site plan triggers). Consensus to prioritize LD 1829 alignment.

- **Action:** Natalie Thomsen will review the enacted language, identify required changes, and draft suggested site plan review thresholds and eligibility criteria for projects adding multiple dwellings while maintaining existing dimensional standards (setbacks, lot coverage, wastewater/well standards). Target to bring a working draft in August.

- **Training:** Board acknowledged a new training requirement (land use law) within 180 days for review authorities. Staff will monitor for state or MMA materials; Natalie offered to facilitate a session if needed.

Livestock/Chickens (Local Ordinance vs. New State Law):

Brief discussion on the new state allowance for keeping hens and the Town's current livestock/chicken limits.

- **Consensus:** Address after LD 1829 work.
- **Action:** Natalie to circulate the current livestock/chicken ordinance for Board review in August/September.

Public Notice & Agendas

Board reaffirmed meeting cadence (first Wednesday monthly).

- **Action:** Post a standing **meeting notice** at the Town Office (minimum legal requirement). Optional agendas may be prepared as available. Natalie will coordinate with the Town Office to ensure consistent public notice.

Other Business

General discussion regarding Board of Appeals review standards and administrative process (no action).

Adjournment

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

Meeting adjourned at 7:10 PM



