

Town of Chelsea Planning Board

Meeting Minutes

June 3, 2026 | 6:00 PM | Chelsea Town Office

Roll Call

Members Present: Joel Alexander (Chair), Kathryn Temple, John Bennett, and Rachel Gorneau

Members Absent: Sarosh Sher (Vice Chair) and Tony Loiko

Staff Present: Greg Lumbert (CEO) and Natalie Thomsen (Planning Board Assistant)

Call to Order

The Planning Board meeting was called to order at 6:03 p.m.

Approval of Prior Meeting Minutes

The Board reviewed and acted on outstanding minutes from previous meetings.

February 2026 Minutes

Motion: Kathryn Temple

Second: John Bennett

Motion carried; all members present in favor.

March 2026 Minutes

Motion: Kathryn Temple

Second: John Bennett

Motion carried; all members present in favor.

April 2026 Minutes

Motion: Kathryn Temple

Second: Rachel Gorneau

Motion carried; all members present in favor.

Nature's Acres Subdivision – Williams Road (Map 12, Lot 025)

Applicant: Beth Young

The Board reviewed the final plan documents for the Nature's Acres Subdivision, a three-lot subdivision located on Williams Road (Map 12, Lot 025, approximately 2.61 acres). Final approval was previously granted at the April meeting. At this meeting, the Board executed the signed survey, affidavit, and approval letter for the project, with the approval letter dated June 3, 2026 to reflect the date of signing.

Conditions of approval reflected on the plan include:

— Driveway access shall be from Williams Road rather than Route 9.

The signed survey and approval documents will be retained on file, with one copy provided to the Kennebec County Registry of Deeds.

Land Use Ordinance – Mineral Extraction, Excavation, and Blasting

The Board reviewed the draft Land Use Ordinance addressing mineral extraction, excavation, and blasting, together with comments provided by the Town Attorney. The draft consolidates state standards with provisions drawn from several other communities and would require applicants to obtain a permit, including submission of a blasting permit so the Town has notice of when blasting activities occur.

Discussion points included:

- Setback language: The draft currently prohibits blasting within 150 feet of a property line, with the Planning Board able to allow a reduction to not less than 25 feet. The Board discussed revising the language to reference the applicable setback (Section 11.7) rather than a fixed 25 feet, so the standard adjusts automatically if setbacks change over time. Natalie will draft language for both options for the Board's consideration.
- Exemptions: The Board discussed adding excavation and blasting associated with foundations, septic systems, driveways, and utility installation to the list of exemptions, so that routine residential work is not captured by the ordinance.
- Review authority for blasting permits was discussed and identified as the Fire Chief or designee.
- The Board also discussed minor formatting and wording adjustments noted by the Attorney, including abutter notice provisions.

The Board directed that adjustments be made per the Attorney's comments, with final review to take place at the next meeting.

Other Business and Scheduling

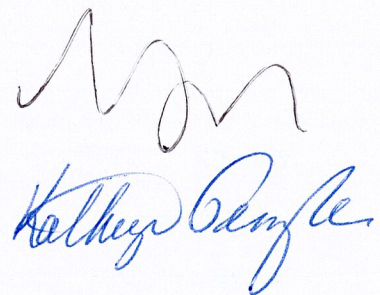
The Board discussed scheduling and agreed that the next meeting would be held on June 30, 2026 or June 24. There will be no meeting in July.

The Board noted that election of officers is to be held at the next meeting.

Adjournment

Motion: Rachel Gorneau

The meeting was adjourned at 6:53 p.m.

A large, stylized handwritten signature in blue ink, appearing to read "John Burt".A handwritten signature in blue ink, appearing to read "Kathy Gorneau".