

Town of Chelsea Planning Board

Meeting Minutes

July 29, 2026 | 6:00 PM | Chelsea Town Office

Roll Call

Members Present: Joel Alexander (Chair), Sarosh Sher (Vice Chair), and Rachel Gorneau (Secretary), John Bennett

Members Absent: Kathryn Temple

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

Call to Order

The Planning Board meeting was called to order at 6:02 p.m.

Change of Use Application — Omar Alfaris, 221/225 Togus Road (Map 13, Lot 132)

Applicant: Omar Alfaris

Property Owner: Jayson Abbott

The Board reviewed a change of use application for property at 221/225 Togus Road, identified as Tax Map 13, Lot 132. The applicant proposes to operate a used motor vehicle sales business in the existing commercial building and has also indicated an intent to obtain a State Automobile Recycler License for the location. The applicant arrived at approximately 6:20 p.m.

Applicant presentation. The applicant stated that he has approximately five years of experience as a used car dealer, most recently at a licensed location in Oakland, Maine, and provided a copy of his prior Oakland permit with his application. He stated that the Oakland location was small and that the available garage space there was very tight, which is why he sought a different location. He is not currently operating a business.

The applicant explained that the majority of his inventory consists of salvage-titled and rebuilt-title vehicles with minor damage, purchased through insurance auctions, and that a State Automobile Recycler License is required in order to purchase that class of vehicle. He stated that no dismantling, salvage processing, body work, painting, or collision repair would occur on the property, that body work is performed at a separately licensed facility off site, and that on-site work would be limited to minor items incidental to preparing a vehicle for State inspection and sale.

In response to Board questions, the applicant stated that he would keep a maximum of approximately twelve (12) vehicles on site, all in display-ready condition; that his hours of operation at the prior location were approximately 10:00 a.m. to 5:00 p.m., Monday through Saturday; that he does not propose on-site vehicle washing; and that no vehicles would be transported by his own equipment, as delivery is arranged through the auction.

The Board also asked about prior interest in the property from other parties. The applicant stated that he is the sole applicant and that a family member had also contacted the Town on his behalf.

Board discussion. The Board discussed the following:

- Whether the proposed use qualifies as an automobile recycling business under the Town's Automobile Graveyard, Automobile Recycling, and Junkyard Permitting Ordinance, and whether the

municipalities may adopt or adapt provided they remain in compliance with state law. The Board agreed to take no action on a local lighting ordinance until the state model is available.

Procurement Ordinance

Natalie Thomsen reported on research into procurement thresholds, noting that the state threshold is \$10,000 and that neighboring communities contacted did not have procurement ordinances of their own. Staff further reported that repeated attempts to contact the Town Manager to confirm what she is seeking had not received a response. The Board took no action and determined that no changes are required at this time.

Mineral Extraction / Mining Ordinance

The Board confirmed that the draft ordinance, together with the Town Attorney's notes, has been circulated to all members. No substantive review was undertaken at this meeting, and there is no deadline associated with the item. Review will be taken up at a future meeting as time allows.

Automobile Recycling Ordinance — Item for Future Review

The Board directed that the definition of "automobile recycling business" in the Town's Automobile Graveyard, Automobile Recycling, and Junkyard Permitting Ordinance be added to the list of items for clarification at the next ordinance review, specifically whether subsections A, B, and C are intended to be read together or in the alternative.

Other Business

The Board discussed the status of signed minutes retained at the Town Office and the need to confirm with the Town Clerk where executed minutes are being filed.

Next Meeting

The next Planning Board meeting was scheduled for August 12, 2026 at 6:00 p.m.

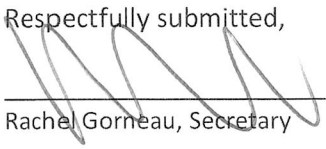
Adjournment

Motion: Rachel Gorneau

Second: Sarosh Sher

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Rachel Gorneau, Secretary





