

Town of Chelsea Planning Board ~ Meeting Minutes

February 18, 2026 | 6:00 PM | Chelsea Town Office

Call to Order

The meeting was called to order at 6:24 PM.

Roll Call

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

Absent: Tony Loiko

Staff: Natalie Thomsen (Planning Board Assistant)

Ordinance Review

Business Development Review Ordinance

The Board continued review of the draft Business Development Review Ordinance. Discussion focused primarily on formatting, numbering, placement of definitions in Article 2, and clarification that applicable fees are established by the Select Board. The Board also discussed retaining the noise standards in the ordinance for the current warrant cycle while also advancing a separate noise ordinance.

Motion: Kathryn Temple moved to forward the Business Development Review Ordinance, as revised, for attorney review.

Second: Sarosh Sher

Vote: 4-0, approved.

Noise Ordinance

The Board reviewed the draft Noise Ordinance and discussed several revisions. The Board agreed to make the residential and commercial daytime noise standard consistent at 65 decibels, revise the exemptions section formatting, add a separate exemption for emergency generators, and add an exemption addressing night road work on public roads. The Board also confirmed that applicable fees, where relevant, are established by the Select Board.

Motion: Rachel Gorneau moved to forward the Noise Ordinance, as revised, for attorney review.

Second: Kathryn Temple

Vote: 4-0, approved.

Animal Control Ordinance

The Board reviewed the draft Animal Control Ordinance, with particular discussion on livestock and poultry standards. Revisions discussed and agreed upon included converting Roman numeral references to standard numeric references, removing the rooster prohibition, adding language to allow chickens to free range on the owner's property provided they do not create a nuisance or

trespass onto adjacent properties or public ways, reducing the compliance period for violations from 90 days to 30 days, reducing the general lot size reference from 80,000 square feet to 60,000 square feet, and adding language referencing the State of Maine animal welfare standards for humane care. The Board also discussed clarifying that the livestock provisions apply broadly to all livestock.

Motion: Sarosh Sher moved to forward the Animal Control Ordinance, as revised, for attorney review.

Second: John Bennett

Vote: 4-0, approved.

Mining Ordinance

The Board briefly discussed a first draft of a potential mining ordinance. Given time constraints and the need for additional review, the Board agreed to forward the draft to the Town attorney for preliminary feedback and to table detailed discussion until the next meeting.

Motion: Kathryn Temple moved to forward the draft Mining Ordinance to the Town attorney and table further discussion until the next meeting.

Second: Sarosh Sher

Vote: 4-0, approved.

Approval of Minutes

The Board approved the minutes of the prior meeting.

Motion: John Bennett moved to approve the prior meeting minutes.

Second: Rachel Gorneau

Vote: 4-0, approved.

Adjournment

The meeting adjourned following completion of ordinance review and Board business.

Kathryn Temple
John Bennett
Sarosh Sher

Rachel Gorneau