

Town of Chelsea Planning Board ~ Meeting Minutes

March 30, 2026 | 6:00 PM | Chelsea Town Office

Call to Order

The meeting was called to order at 6:01 PM.

Roll Call

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

Absent: Kathryn Temple and Tony Loiko

Staff: Natalie Thomsen (Planning Board Assistant), Greg Lumbert (Code Enforcement Officer), Gretchen Patrick (Animal Control Officer)

Approval of Minutes

Approval of prior minutes was deferred to the next meeting due. The Board indicated that both sets of minutes would be addressed at that time.

Ordinance Review

Noise Ordinance

The Board reviewed the revised draft Noise Ordinance and discussed attorney comments.

- Added language for connected buildings/shared interior walls.
- Retained table format for decibel limits.
- Clarified construction/demolition applies to permitted construction.

Motion: Sarosh Sher moved to forward the ordinance to the Select Board with revisions.

Second: John Bennett

Vote: 3-0, approved.

Animal Control Ordinance

The Board reviewed the revised Animal Control Ordinance with the Animal Control Officer.

- Adopted updated state-law-based definitions.
- Added "potentially" in quarantine definition.
- Deleted Section 8 entirely.
- Replaced fixed fees with Select Board fee schedule.

- Referenced state law timelines for impoundment.

Motion: Rachel Gorneau moved to forward the ordinance with revisions.

Second: Sarosh Sher

Vote: 3-0, unanimous.

Business Development Review Ordinance

The Board reviewed the draft ordinance and attorney comments.

- Removed outdated statutory language.
- Corrected citations.
- Replaced "neighborhood character" with compatibility standard.
- Set 14-day application submission requirement.
- Clarified fees set by Select Board.

Motion: Rachel Gorneau moved to table further discussion.

Second: Sarosh Sher

Vote: 3-0, approved.

Next Meeting

April 6, 2026 at 6:00 PM.

Adjournment

The meeting adjourned at 7:55 PM.

