Town of Chelsea Planning Board ~ Meeting Minutes
April 6, 2026 | 6:05 PM | Chelsea Town Office

Call to Order
The meeting was called to order at 6:05 PM by Planning Board Chair Joel Alexander.

Roll Call
Present: Joel Alexander (Chair), Sarosh Sher (Vice Chair), Rachel Gorneau (Secretary), Kathryn Temple, and John Bennett Absent: Tony Loiko

Staff Present: Greg Lumbert (Code Enforcement Officer) and Natalie Thomsen (Planning Board Assistant)

Animal Ordinance

The Board reviewed revisions to the Animal Ordinance incorporating comments and changes discussed during previous meetings. Revisions included updates to fee language, impoundment procedures, and enforcement provisions.

Motion: Sarosh Sher moved to approve the revised Animal Ordinance and forward it to the Select Board for consideration at Town Meeting.
Second: Rachel Gorneau
Vote: 4-0 (Approved)

Noise Ordinance

The Board reviewed revisions to the Noise Ordinance. Discussion included exemptions for permitted activities and clarification of standards applicable to multi-unit structures.

Motion: Kathryn Temple moved to approve the revised Noise Ordinance and forward it to the Select Board for consideration at Town Meeting.
Second: Sarosh Sher
Vote: 4-0 (Approved)

Business Ordinance

The Board reviewed attorney comments and proposed revisions to the Business Ordinance. Discussion included residential-based business definitions, public notice procedures, waiver authority, parking standards, appeals, and enforcement provisions.

The Board agreed to:
- Remove Code Enforcement Officer authority to grant waivers.
- Revise parking language to prohibit spillover beyond property boundaries.
- Remove Section 10.13(C).

Motion: Rachel Gorneau moved to approve the revised Business Ordinance, including the discussed amendments, and forward it to the Select Board for consideration at Town Meeting.

Second: John Bennett
Vote: 5-0 (Approved)

Mining Ordinance

The Board discussed the draft Mining Ordinance and agreed that additional review would be necessary before forwarding any proposed language.

Motion: John Bennett moved to table discussion of the Mining Ordinance until the next meeting.
Second: Sarosh Sher
Vote: 4-0 (Approved)

Subdivision Amendment – Williams Road

The Board reviewed a request to amend a previously approved subdivision by dividing an existing 2.65-acre lot into two approximately 1.3-acre lots. The proposal would create a fourth lot within the original subdivision approved in 2002.

The Board reviewed the subdivision criteria contained in Section 5-A.4 of the Land Use Ordinance. Applicable criteria were found to be met and several criteria were determined to be not applicable due to the limited scope of the amendment.

The Board then considered final approval of the subdivision amendment.

Motion: John Bennett moved to approve the subdivision amendment subject to the following conditions:

1. Submission of an updated survey plan.
2. Driveway access for the newly created lots shall be from Williams Road.

Second: Sarosh Sher
Vote: Unanimous (Approved)

The Board separately approved the conditions of approval.

Motion: Rachel Gorneau
Second: John Bennett
Vote: Unanimous (Approved)

Next Meeting
The Board confirmed its next regular meeting would be held on May 6, 2026.

Adjournment

Motion: Rachel Gorneau moved to adjourn.
Second: John Bennett
Vote: Unanimous

The meeting adjourned at 7:31 PM.