

**Chelsea Planning Commission**  
Minutes of July 21, 2016 Public Hearing  
Chelsea Town Hall

**Members Present:** Stan Brinkman, Dickson Corbett, Ed Burger, Erik Flanders, Marianne McCann

**Public Present:** Chris Sargent, Karen Lathrop, Joan Goodrich, Tim McCormick, Bob Button

Meeting called to order at 7:06 p.m.

**1. Public Hearing on Proposed Zoning Bylaw Amendments.** Copies of the proposed amendments to the zoning bylaws were made available. Stan reviewed the proposed changes and questions were asked as follows:

a. A mixed-use area is proposed consistent with the recommendations in the town plan. In response to a question about the location, Stan explained the history behind the selection of the proposed area. It was discussed that the mixed-use area permits light industrial uses as well as commercial uses, though primary retail uses are limited to 6,000 square feet. The hope is that the area will be attractive to a commercial use such as farm equipment supply that would not be appropriate for the village area, while still encouraging primary retail to locate in the village. No changes were suggested.

b. The proposal is to eliminate the design control district. Stan reviewed the history and reasons for this proposal and a copy of the Windsor design control document was made available as an example of the work needed for an effective design control district. It was briefly commented upon that many buildings are historic and that changes to those buildings would implicate Act 250 separate and apart from local zoning. No changes were suggested.

c. Changes to the lot frontage, right of way, pond, sign, obnoxious use, and agricultural commercial provisions were noted and no changes were suggested. Questions were also asked about streambanks and existing small lots but no changes were suggested.

d. The proposal is to eliminate the regulations related to telecommunications and energy generation. Both uses are currently exempt from local zoning. A question was raised about the town's standing in the event that the law changes this fall. It was noted that the law changes are likely to involve language in the town plan rather than zoning, and that the town could adopt interim zoning if there was a need to respond to law changes. Until the legislature takes action it is not known what language would be needed. No changes were suggested.

e. A question was asked about formal subdivision review. It was explained that adoption of subdivision regulation is a question that the planning commission intends to review in the future but that no decision has been made at this time.

f. A comment was received questioning the need for parking regulations in the rural residential and other zones in town, given that the parking regulations do not apply to the village. After review, the comment was viewed as well-founded and the committee agreed to recommend removing this section from the zoning regulations.

g. A comment was received questioning the need for zoning approval of home occupations. After review, the comment was viewed as well-founded and the committee agreed to exempt home occupations from zoning regulations, provided the occupation meets the definition in the regulations.

h. A comment was received about the definition of land development and a typographical error was noted. The comment was viewed as well founded and the committee agreed to remove a reference that could have been interpreted as triggering subdivision review when such was not intended.

No other comments were received.

At 8:24 p.m. a motion was made, seconded, and unanimously approved to close the public hearing.

Meeting adjourned at 8:24 p.m.