

November 2, 2017

Selectboard Members Present: Joan Goodrich (Chair), Susan Elder (Selectboard Member), Greg Kotyk (Selectboard Member)

Other Town Officials Present: Maggie Kerrin (Town Administrator), Tim McCormick (Zoning Administrator), Rick Ackerman (Road Foreman), Karen Lathrop (Town Clerk), Dickson Corbett (Planning Commission Chair)

Others Present: Robert Sanborn, Russell Martin, Judy Reed, Carl Pepperman, Neil Kennedy, Carol Frenier, Robert Frenier, Kathy Myers

The meeting was brought to order by Joan Goodrich at 7:00 pm.

Changes to the Agenda:

There were no changes to the agenda.

Public Comments:

There were no public comments.

Conflicts of Interest Disclosure(s):

There were no conflict of interest disclosures

Public Informational Meeting to Discuss Chelsea Zoning Bylaw Revisions and Chelsea Flood Hazard Area Regulations Revisions Prior to November 7, 2017 Vote

Joan led the discussion by addressing the sections of the Zoning Bylaw and Flood Hazard Area Regulation changes included in each of the revised documents. She stated that current Chelsea Flood Hazard Area Regulations date back to 1990 and are based on FEMA floodplain maps; the same maps as from 1973. She also stated that this document covers the whole Town, not just the village. Joan stated that if you live within the floodplain, you need flood insurance. The current Chelsea Zoning Bylaw is dated 2009. Dickson stated the reasoning for eliminating the Design Control District from the current Chelsea Zoning Bylaw. He stated that the wording is unconstitutionally vague, and that recommendation from both the Chelsea Planning Commission and Two Rivers-Ottawaquechee Regional Commission was to eliminate that section. Joan stated that per the Town of Chelsea Zoning Bylaw, permits are required for almost all landscaping/building projects you want to do, to include: buildings, fences, stone walls, outbuildings, and ponds. She advised residents to check with Tim McCormick, (Zoning Administrator) regarding permit needs, prior to the start of any building/landscaping project. Dickson assured the Board and residents in attendance that efforts were made to remove restrictions from the Zoning Bylaw, not to add them. Maggie stated that there is one typographical error in the proposed Zoning Bylaw. On Page 24, Section 4.10, Ponds, "Ponds over 50,000 cubic feet of water may require additional state and federal permits" should read "Ponds over 500,000 cubic feet of water may require additional state and federal permits."

Adjourn

The meeting adjourned at 8:07PM.

Maggie Kerrin, Town Administrator
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