

# Informational Meeting

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Town of Chelsea  
Selectboard

2026 Feb 18

# Agenda

- Call to Order
- Additions to the Agenda
- Conflict of Interest Disclosure
  
- Budget Presentation by the Chelsea Selectboard
- Discussion of Articles 1 and 2
  - Introduction to Candidates
- Any Additional Town Meeting Topics
  - Areas of Focus
  - Public Comments
  
- Adjournment

# Guiding Principles

# What makes the best local government?

**B**asic – Do the things that only the government can do, and don't do things that are better provided by others

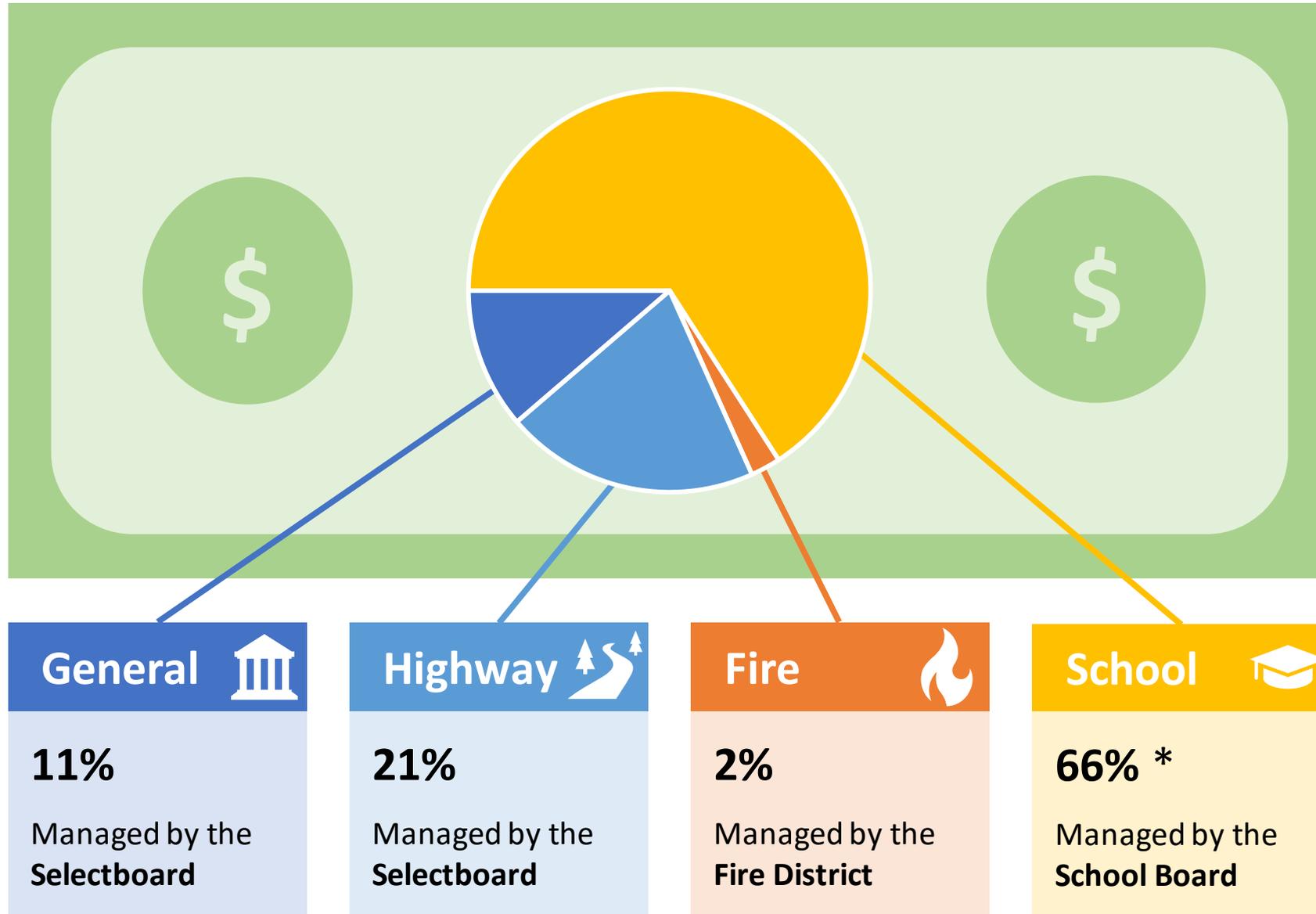
**E**ffective – Do those things in a way that serves the public in a clearly defined, intentional, and timely fashion

**S**ustainable – Consider both short-term needs and long-term implications when making decisions

**T**ransparent – Proactively make information available and understandable to the public

# Budget Overview

# Where did your 2025 local tax dollars go?



# Where will your 2026 Town tax dollars go?

General Fund Expenses	Budget	% of Gen	Relative Size	Notes
Selectboard	\$ 9,199	1.1%		
Town Admin	\$ 107,976	13.2%		
Town Clerk	\$ 63,871	7.8%		To be offset by revenues of \$14K
Treasurer / Tax Coll	\$ 59,801	7.3%		
Delinquent Tax Coll	\$ 6,659	0.8%		
Listers	\$ 17,603	2.2%		
Auditor	\$ 22,000	2.7%		
Planning / Zoning / DRB	\$ 15,678	1.9%		
Public Safety	\$ 78,032	9.6%		
Town Hall	\$ 42,274	5.2%		To be offset by revenues of \$1K
Solid Waste	\$ 123,909	15.2%		To be offset by revenues of \$102K
Recreation	\$ 475	0.1%		
General	\$ 115,858	14.2%		
Appropriations	\$ 152,286	18.7%		
<b>Total</b>	<b>\$ 815,621</b>			

Highway Fund Expenses	Budget	% of Hwy	Relative Size	Notes
Personnel	\$ 267,466	27.8%		
Garage	\$ 16,035	1.7%		
Equipment	\$ 93,000	9.7%		To be offset by revenues of \$2K
Highway Maintenance	\$ 266,500	27.7%		To be offset by revenues of \$12K
Construction Projects	\$ 48,350	5.0%		
Debt & Cap Funding	\$ 269,446	28.0%		
<b>Total</b>	<b>\$ 960,797</b>			

# Article 1. To elect the following officers:

	<b>Officer</b>	<b>Term</b>	<b>Candidates</b>
a	Town Moderator	1 year	<ul style="list-style-type: none"><li>• (none)</li></ul>
b	Delinquent Tax Collector	1 year	<ul style="list-style-type: none"><li>• Gayle Durkee</li></ul>
c	Selectboard	2 years	<ul style="list-style-type: none"><li>• Carrie Caouette-De Lallo</li></ul>
d	Selectboard	3 years	<ul style="list-style-type: none"><li>• Marianne McCann</li><li>• Charles Peel</li></ul>
e	Lister	3 years	<ul style="list-style-type: none"><li>• Susan Elder</li></ul>
f	Trustee of the Public Library	3 years	<ul style="list-style-type: none"><li>• Christopher Byrne</li></ul>
g	Trustee of the Public Library	3 years	<ul style="list-style-type: none"><li>• Amy Jones</li></ul>
h	Trustee of Public Funds	3 years	<ul style="list-style-type: none"><li>• Edwin Coburn</li></ul>
i	Cemetery Commissioner	5 years	<ul style="list-style-type: none"><li>• (none)</li></ul>

## Article 2. Zoning bylaws

Shall the voters of the Town of Chelsea adopt the Chelsea Zoning Bylaw as approved by the Select board on January 9, 2026?

Thank you to Planning Commission for all of the work put into this over the past two years!

### Highlights of Changes Made:

- Brought Bylaw into conformance with Town Plan adopted in 2025
- Brought Bylaw into compliance with statutory updates
- Eliminated potential springing conflicts with statutory language
- Improved readability for applicants and Development Review Board
- Relaxed requirements for small projects

# Areas of Focus

# Pedestrian Bridge

- New bridge dedicated fall 2025
  - Built to replace the existing build that was destroyed in the 2023 flood
  - Provides easy and direct pedestrian access between the downtown and the Riverside cemetery
  - Lots of permitting and engineering work went into getting the new bridge ready to be installed
  - Lots of hard work went into the fabrication and installation
  - New bridge is mounted more securely to existing abutments, is higher and stronger, and should be more resistant to flood-damage.

# Town Hall

- Basement Improvements
  - Perimeter drain, vapor barrier, and concrete slab added
  - Dehumidifiers with pumps and battery backup to prevent future water issues
  - Work completed summer 2025
- Electrical Upgrade
  - New electrical service to replace code-deficient equipment
  - Helped support dehumidifiers and pumps
  - Add capacity for any future work in the building

# Town Hall

- Looking ahead to 2026
  - Lighting upgrade for the entire building (interior and exterior)
    - Replace dated and inadequate light fixtures with LED
    - Fixtures will be historically appropriate and offer higher quality light and more control.
  - Using grant money to fund the project
    - May be minimal financial impact to the building maintenance fund to replace plaster ceiling when lights are replaced at the back of the hall space

# Health & Safety

- First Branch Ambulance
- Town Nurse
- Windsor County Sherrif

# Highway

- Aged Equipment
- Expired Warranties
- Priority
- ~ 7 year Financing
- Annual Equipment Fund
- Sand Storage Structure

Priority	Year	Expected Lifespan	Equipment	Estimated Replacement Cost
	2015	7	7600 International	\$ 275,000
1	1994	10	Ford L8000	\$ 25,000
2	2016	7	7500 4x4 International	\$ 320,000
3	2022	7	7600 International	\$ 299,750
4		25	Tractor (roadside mower)	\$ 172,000
5	2001	15	CAT 924Gz Loader	\$ 271,400
6	2015	10	1-ton pickup w/plow	\$ 74,200
7	2008	15	John Deere 6720 Grader	\$ 392,000
8		20	Excavator	\$ 153,400
9	2014	25	CAT 420F Backhoe	\$ 133,100
10	2019	20	John Deere Lawn Tractor	\$ 22,320
			Sand Storage Structure	\$ 100,000

# Water and Sewer

- First rate increase since 2017
  - Expenses have been outpacing revenues, draining savings
  - Need to raise rates incrementally over several years
  - Return to state where revenues cover expenses (and rebuild savings)
- Big items coming soon...
  - Long-term capital planning
  - Pump station improvements
  - Water meter replacement

# Transfer Station

- Has been operating at a deficit for many years
  - Largely due to declining or stagnant revenue (from solid waste and recycling tickets) and consistently increasing hauling cost
  - Revenue to offset hauling is solely generated from sale of transfer station tickets and recycling passes
  - Town covers the cost associated with owning, operating, and maintaining the facility
- First steps have been to identify the general cause and understand potential solutions
  - Expect upcoming selectboard meetings to solicit additional input from residents on potential solutions
    - Possible solutions are increased fees, different models for recycling revenue, having the town subsidize some portion of the expenses, or abandonment

# Transfer Station

- Looking ahead to 2026, first steps have been to identify the source of the problem and develop potential solutions
  - Expect upcoming selectboard meetings to solicit additional input from residents on potential solutions
    - Some solutions that have already been floated are increased fees, different models for recycling revenue, having the town subsidize some portion of the expenses, or abandonment altogether
    - Want to make sure this is a service that residents feel is worthwhile and come up with a solution that is sustainable and forward-looking

# Ordinance & Policy Updates

- Social Service Appropriation Petition Policy
  - In review now
  - Clarify and expand requirements for submission
  - Provide more time for the Selectboard to review and iterate with requestors if necessary
- Coming soon
  - Water / Sewer Ordinance
  - Parking Ordinance
  - Purchasing Policy
  - Personnel Policy

# **Additional Discussion**

Ideas, Questions, Concerns