

Planning Board Meeting
August 4, 2016

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday August 4, 2016, 7:30 PM at the Town Hall.

Members present: Eric Pearson, Bob Hamilton, Leon Barkley, Heather Greenawalt secretary

Absent: Judy Leon, Stuart Ziehm

Others present: Robert Wargo, Levi Wargo, Peter Bell on behalf Colleen Sacala, Bruce Buchanan

Chair Eric Pearson called the meeting to order at 7:30 PM.

Approving of the minutes

Leon Barkley motioned, Seconded by Bob Hamilton to approve the minutes of the July 7, 2016 meeting as mailed.

Vote: Ayes – 3 Noes - 0

Unfinished Business

- 1.) Bruce Buchanan submitted survey map of minor subdivision of parcel located at 887 County Rt. 59, Tax Map (271.-2-25). The new survey map showed a minor subdivision of 5.86 acre lot with 235 ft. of road frontage on the eastside of their 15 acres on the north side of County Route 59. The Planning Board found this new lot to be very clean lines and good road frontage. The Planning Board gave permission to proceed with the Public Hearing.

Leon Barkley motioned, Seconded by Bob Hamilton to grant Preliminary approval to Bruce Buchanan for the 5.86 minor subdivision of the Buchanan property located at the north side of 887 County Rt. 59.

Vote: Ayes – 3 Noes – 0

The Environmental survey was reviewed for the Buchanan Property and no significant adverse environmental impact was found for 887 County Rt. 59 (tax map # 271.-2-25). The proposed lot will be sold to the adjoining property owner so no impact was found.

The public hearing for the Buchanan property was scheduled for Thursday, September 1st at 7:40 PM. Chairman Eric Pearson mentioned that the September meeting himself and Bob Hamilton would not be present, so it is important that the other of members of the board be there for a quorum. The Secretary said that she would make calls to Judy Leon and Stuart Ziehm to make them aware that they must be present at next meeting.

Public Hearing – Robert Wargo Subdivision

Public Hearing was opened at 7:45 PM.

Robert Wargo and his son Levi Wargo presented the final map for the proposed minor subdivision of 25.7 acres on parcel #272.-2-7 at 689 Turnpike Rd. The 2 acre lot is on the west side of their property, on Tabor Lane. The lot has approximately 480' of road frontage & the distance to the back from the

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road is approximately 228'. The Planning Board reviewed the survey map and found it to be the same as last month. The Planning Board granted Final approval of the 2 acre subdivision.

Leon Barkley motioned, Seconded by Bob Hamilton to grant Final Approval to Robert Wargo for the minor subdivision of the 25.7 acres at 689 Turnpike Rd. parcel #272.-2-7. The 2 acre lot created is on the west side where Levi Wargo's house currently resides.

Vote: Ayes – 3 Noes – 0

John Weaver Subdivision

Peter Bell presented survey map on behalf of Colleen Sacala (Property owned by John Weaver). He proposed a minor subdivision at 774 State Rt. 372 tax map #246.-1-8. This minor subdivision would be on the north side of State Rt. 372 which contains 63.73 acres. The house will be subdivided out with approximately 43 acres. The new parcel created will be 19.69 acres on the northwest side of the parcel and the boundary line will follow the similar curve of the eastside of the parcel. This minor subdivision was presented in December of 2015; the Planning Board reviewed the Preliminary survey and found to be clean lines and nice size lot. The Planning Board granted Preliminary approval, Public Hearing will be scheduled for September 1st, pending the payment of the minor subdivision fee.

Leon Barkley motioned, Seconded by Bob Hamilton to grant Preliminary approval to Colleen Sacala (John Weaver) for the 19.69 minor subdivision located on the north side of 774 State Rt. 372, pending the payment of the minor subdivision fee.

Vote: Ayes – 3 Noes – 0

The Environmental survey was reviewed for John Weaver's property 774 State Rt. 372 (tax map#246.-1-8) and no significant adverse environmental impact was found.

There being no further business before the board, the meeting was moved and carried for adjournment at 8:15 PM a motion made by Eric Pearson, seconded by Leon Barkley.

Respectfully Submitted,

Heather Greenawalt
Secretary