

Planning Board Meeting
December 7, 2023

The Regular meeting of the Cambridge Planning Board was duly called, Thursday, December 7, 2023 at 7:00 PM at the Cambridge Town Hall.

Present: Eric Pearson, Gerald Skiff, Scott Clark, Valerie Morigerato, Dorothy Yurschak, Heather Greenawalt Secretary

Approving of the minutes

Dorothy Yurschak motioned, seconded by Valerie Morigerato to approve the minutes from the November 2, 2023 as mailed.

Vote: Ayes – 5 Noes – 0

Communications

- A Sympathy card was signed for Sandra Davis in the loss of LaVerne Davis who was Town of Cambridge former Code Enforcement Officer.
- Thank you to Eric Pearson for his time dedicated to the Town of Cambridge Planning Board for 20 years and 9 months served. His terms consisted of March 6, 2023 to December 31, 2023.

Old Business

- Gerald Moppert presented Preliminary map of the subdivision located at 382 Cobble Road, tax map #262.-2-5. The survey map shows 2.30 acres with the house and out buildings being subdivided from the 29.723-acre lot. The tenant that is currently renting the house is interested in purchasing. The survey map showed a setback of 50 ft between the barn and the boundary line as requested at the November meeting. Planning Board thought that everything looked good and granted permission to proceed with the Public Hearing at the January 4, 2023 meeting.

Approving the Preliminary survey

Dorothy Yurschak motioned, seconded by Gerald Skiff to grant permission to proceed with the Public Hearing at the January 4, 2024 meeting.

Vote: Ayes – 5 Noes – 0

Grove (Norm) Scribner subdivision

Grove Scribner along with his daughter attended the meeting presenting a minor subdivision of his property at 597 County Route 59, Tax map #271.-1-16, 145 acres. They are possibly considering a minor subdivision of 4 to 5 lots. The original house with the farm will be its own parcel, the barns across the road County Route 59 on the Northside of the property will be its own parcel with approximately 48 acres. Behind the old farm house on the south west portion of the property there will be 2 parcels of agricultural land approximately 20 and 31 acre fields. The house in the woods on southeast portion of the property on County Route 59 will be its own parcel with approximately 38 acres, they have estimated. These are all estimates and they will know more when surveyor looks at everything. The only question/concern that the Planning Board had was the Old farm house, they would have to make sure that there is plenty of distance from the boundaries for the well and the septic. The Planning Board gave Mr. Scribner permission to move forward with the survey.

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Planning Board secretary Heather Greenawalt mentioned possible subdivision DeMarco Lane, Charlie DeMarco's son Scott DeMarco would like to divide off a portion of property for a house. The only concern would be where he is looking at putting his driveway is close to the brook. The question was how close can a driveway be to a brook? The other concern was the shape of the property if they subdivide as suggested it is possible the Northeast portion of the property could become land locked. This would have to be looked at when they come before the Planning Board. It is possible they will present the Sketch Plan at the January 4th meeting.

There being no further business before the Planning Board the meeting was adjourned at 7:40 PM. Next Planning Board meeting will be on Thursday, January 4, 2023 at 7:00 PM.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge