

Planning Board Meeting
September 7, 2017

The Town of Cambridge, Planning Board held its regular meeting September 7, 2017, 7:30 PM at the Cambridge Town Hall.

Members present: Eric Pearson, Leon Barkley, Bob Hamilton, Judy Leon

Others present: Heather Greenawalt Secretary, Elaine Heckman, Jamie Lasco, James Wilmot, Elizabeth Wilmot, William Brown, Son Dan Brown

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 from August 3, 2017 meeting as mailed.

Vote: Ayes – 3 Noes – 0

Communications

None

Judy Leon came into meeting at 7:33 PM so she was not included in the approving of the minutes as a vote.

Unfinished Business

Public Hearing

Guidon Subdivision – minor subdivision

Public Hearing was opened at 7:35

Elaine Heckman and Jamie Lasco presented copy of the final survey for the Guidon Subdivision located at 9 Cobble Rd./ tax map #254.-1-13. The remaining 30.64 acres will be split into two lots the first being 16.12 which contains the house, the second lot will contain 14.52 acres with the barn. These lots are already naturally split by Cobble Rd. and County Rt. 60. The Planning Board found these lots to be nice clean lines, especially because the boundaries are already designated by the road. Granted Preliminary approval and Public Hearing will be scheduled for the September 7, 2017 meeting.

Resolution by Judy Leon,

Seconded by Bob Hamilton,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the minor subdivision application of Edward Guidon property, and

WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question, and

WHEREAS, all criteria under the Town of Cambridge Subdivision Rules & Regulations has been satisfied, and

WHEREAS, the Planning Board is of the opinion that no significant adverse environmental impact will result from the action,

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NOW, THEREFORE, BE IT RESOLVED, that the Edward Guidon subdivision tax map #254.-1-13 of 30.64 acres being split into two lots the first being 16.12 which contains the house, the second lot being 14.52 acres with the barn. The Planning Board granted final approval for the subdivision for Edward Guidon property proposed by Elaine Heckman.

Vote: Ayes – 4 Noes - 0

William Brown-minor subdivision

William Brown and his son were present at the meeting and reported that Final Survey was not finished and they could not have the Public Hearing. The Public Hearing was rescheduled for the October 5th Planning Board Meeting.

Wilmot Minor Subdivison

James Wilmot and his daughter Elizabeth Wilmot presented a Preliminary Survey of a minor subdivision located at 457 King Rd. tax map #271.-3-15 consisting of 15.42 acres. This 15.42 acre parcel is a vacant lot next to James Wilmot's home parcel 457 King Rd (tax map #272.-10-10.2). The proposal is to subdivide a 4 acre lot out of the 15.42 acres on the west side of the lot towards Belle Road. Mr. Wilmot's daughter is planning on building a residence on the lot. The Planning Board granted approval to proceed with the survey of the property.

Environmental Survey-Wilmot

The Environmental survey was reviewed for Wilmot Minor Subdivision. It was determined that the Wilmot minor subdivision has no significant impact on the environment however it does have wetland on the property but not encroaching on the property. As stated above the Planning Board granted approval for the Public Hearing at the September 7, 2017 meeting.

There being no further business before the board, the meeting was moved and carried for adjournment at 8:05.

Respectfully Submitted,

Heather Greenawalt – Secretary
Town of Cambridge