

Planning Board Minutes
April 3, 2014

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, April 3, 2014, 7:30 PM at the Town Hall.

Members present: Eric Pearson, Judy Leon, Bob Hamilton, Dan Thomas, Secretary Sally Eddy

Absent: Stuart Ziehm, Earl Horton, Jerry Moppert

Others present: David Craig, William LaPan

Chairman Pearson called the meeting to order and presided.

Minutes

Judy Leon motioned, seconded by Eric Pearson, to approve the minutes of the March 6, 2014 meeting as mailed by the secretary with no corrections or additions.

Vote: 4 – Ayes 0 – Noes

Communications

Chairman Pearson stated he received a letter from member Jerry Moppert, dated March 27, 2014, resigning his position on the Planning Board, effective immediately, due to health reasons. With regret, the board accepted it.

Unfinished Business

Surveyor William LaPan, from the firm of Agard & LaPann, presented a preliminary survey on behalf of Clifford & Janice Wilbur. Agard & LaPan is the designated agent representing the Wilburs. The Wilburs are proposing to subdivide out a 1.24 acre lot from a 19.83 acre parcel identified by tax map #279.-1-14.9 located along South Cambridge Road. Ingress and egress to the proposed lot, for now, will be by means of a 25 ft. easement over an existing driveway positioned on the adjacent parcel on the south side which is also owned by the Wilburs. The proposed lot has road frontage of 207.51 ft. which is sufficient to accommodate its own driveway, if need be, in the future. The lot in question will be conveyed to the Wilbur's daughter to build a residence thereon.

The survey map was reviewed by the board and questions were satisfactorily answered by Mr. LaPan.

Motion by Dan Thomas

Seconded by Judy Leon

Be it Resolved, the Planning Board of the Town of Cambridge does hereby grant Preliminary Approval to Clifford and Janice Wilbur's application for a minor subdivision of 1.24 acres located along South Cambridge Road in accordance with the map presented this 3rd day of April 2014.

Vote: 4 – Ayes 0 – Noes

A public hearing will be held at the May 1, 2014 meeting.

New Business

David & Sue Craig own a total of 32.40 acres on Irish Lane identified by tax map #263.-1-4. Irish Lane runs through the Craig's property and splits it into into 2 sections. Mr. Craig submitted a sketch plan to subdivide out an approximately 4.6 acre lot to convey to their son to build a residence thereon. The proposed lot is located west of Irish Lane and has road frontage onto the lane. Located on the proposed lot is a diversion ditch with a control pipe that controls the water level of the pond that is close to the house owned by David & Sue Craig. The ditch was constructed many years ago when David's father owned the property. For future purposes, Mr. Craig stated he will have an agreement drawn up between the owner of both properties guaranteeing that the owner of the pond has the right to cross the ditch in order to access the control pipe to regulate the water level. For now, the two parties involved are Mr. Craig and his son.

Judy Leon motioned, seconded by Dan Thomas, to approve the sketch plan as presented by Mr. Craig. The motion carried with 4 – Ayes and 0 – Noes.

Mr. Craig was directed to proceed with the survey.

There being no further business before the board, the meeting was moved to adjournment at 8:07 PM.

Respectfully submitted,

Sally Eddy, Secretary

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