

Planning Board Minutes
April 2, 2015

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, April 2, 2015, 7:30 PM, at the Town Hall.

Members present: Eric Pearson, Judy Leon, Dan Thomas, Earl Horton, Leon Barkley, Secretary Sally Eddy

Absent: Stuart Ziehm, Bob Hamilton

Others present: Town Clerk Heather Greenawalt, Dan Schmidt, Matt Trinkle

Chairman Eric Pearson called the meeting to order and presided.

Minutes

Judy Leon motioned, seconded by Dan Thomas, to approve the minutes of the March 5, 2015 meeting as mailed by Deputy Planning Board Clerk Heather Greenawalt with no additions or corrections.

Vote: 5 – Ayes 0 – Noes

Communications

1. Received notification about an upcoming training session for members of planning boards and zoning board of appeals sponsored by the law firm of Meyer& Fuller. It will take place April 23, from 5:30 – 9:30 PM at the Town of Ticonderoga Community Building at a cost of \$25.00 per participant. It will satisfy 4 hrs. of yearly mandatory training.
2. Received a communication from the Town of Easton looking for feedback from area planning boards concerning the possibility of holding a training session for boards from neighboring towns. The session will focus on developing a single document for planning boards to use that includes every step, from start to finish, for each subdivision submitted for approval. Easton is looking to develop a new process. The trainer would be Mike Baden from the Town of Rochester who was instrumental in implementing such a document in his town. His fee is \$300 to cover expenses which would be shared by the towns that decide to participate. The session will satisfy 2 hrs. of mandatory training.
3. Chairman Pearson received a phone call from Supervisor Fedler expressing her concern over the future development plans for the former Mary McClellan Hospital site which is under the jurisdiction of the Village of Cambridge. However, because of the proximity of the project and, the fact, that a small parcel of the property lies within the Town of Cambridge, it has caused some town board members to examine the documents that the

town already has in place regarding development. Interest has been generated, in perhaps, formulating and adopting documents that would offer further protection to the town by giving the town more oversight over projects it may face in the future. Such documents might include Site Plan Review and a Comprehensive Plan. A copy of the Town of White Creek's Site Plan Review was made available for members to peruse. Currently, the town has subdivision regulations in place.

Old Business

There was no old business to address since no one was present representing the Wilmot Subdivision or the Wargo Subdivision.

New Business

Dan Schmidt, who owns a 62.8 acre parcel at the intersection of Oak Hill Road and King Road, submitted a sketch plan for subdivision. The parcel is identified by tax map #280.-2-11.1. Located on that parcel, approximately in the middle, is a 1.38 acre lot fronting onto Oak Hill Road owned by Matt Trinkle (tax map #280.-2-11.3). Mr. Schmidt's property surrounds the Trinkle property on the north, east and west while Oak Hill Rd. forms the southern boundary. Mr. Trinkle would like to acquire more acreage. Therefore, Mr. Schmidt is proposing to subdivide so that Mr. Trinkle would own all the Oak Hill Rd. frontage of Mr. Schmidt's property. If the boundary line of the subdivision runs parallel to Oak Hill Rd., the subdivision would be approximately 16 – 18 acres. However, if the boundary line runs perpendicular to King Rd it would be pushed farther north resulting in a subdivision of roughly 28 acres.

The board granted approval to the sketch plan for either amounts of acreage with the details to be worked out between the owners. Mr. Schmidt was directed to proceed with the survey.

Since there was no further business before the board, the meeting was moved and carried to adjournment at 8:10 PM by a motion made by Earl Horton, seconded by Judy Leon, and carried.

Respectfully submitted,

Sally Eddy, Secretary