

Planning Board Minutes
January 8, 2015

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, January 8, 2015, 7:30 PM at the Town Hall.

Members present: Eric Pearson, Bob Hamilton, Earl Horton, Dan Thomas, Secretary Sally Eddy

Absent: Judy Leon, Stuart Ziehm

Others present: Gretchen Wilmot, Leon Barkley, Town Councilman Gerald Skiff

Chairman Pearson called the meeting to order and presided.

Minutes

Bob Hamilton motioned, seconded by Eric Pearson, to approve the minutes of the December 4, 2014 meeting as mailed by the secretary with no corrections or additions.

Vote: 4 – Ayes 0 – Noes

Communications

Eric Pearson and Bob Hamilton stated they both attended the Planning Board and Zoning Board of Appeals training school on December 29, 2014 held at the Fort Edward Fire Department. Attorneys from the firm of Meyer and Fuller, PLLC were the presenters of various topics relating to planning and zoning. They concurred the attorneys presented the information in an organized, informed and knowledgeable manner. However, the material covered was very similar to other training sessions they have attended in the past. Eric and Bob each received four credit hours of mandatory yearly training.

No Old Business

New Business

Gretchen Wilmot submitted a sketch plan for a minor subdivision on behalf of herself and husband David Wilmot. They own a 21.9 acre parcel located on Belle Road identified by tax map #271.-3-13. Belle Road splits the parcel into two sections. North of the road are approximately 7 acres containing the Wilmot's residence; to the south are approximately 15 acres. Located on the 15 acres is a mobile home structure that has been rented for several years. The Wilmots are proposing to subdivide out a 6 acre lot containing the mobile home to convey to the current renters. The proposed subdivision has about 300 ft. of road frontage. The sketch plan, which was reviewed and discussed with Mrs. Wilmot, met planning board approval. Mrs. Wilmot was advised to proceed with the survey.

Public comment

Councilman Gerald Skiff updated the planning board members with the progress of the plans for the former Mary McClellan Hospital facility and surrounding land to be developed into a hospitality complex, known as "Cambridge Club Inn." Mr. Skiff brought copies of the proposal and each member received one. Israeli developer Gideon Raviv of 68 Burns Development, Inc, New York City in partnership with Monarch Design Group LLC of Montana are the principal presenters. The development of the site is proposed to take place in three distinct phases. First phase, construct a support facility in the parking lot which will include a swimming pool, sauna, lockers, dining hall and kitchen; second, renovate the main complex (old hospital structure) and whatever surrounding buildings that can be saved into a resort facility; and third, develop the remaining land into trails with about 70 small cottages for longer term stay. Councilman Skiff has been attending the village meetings addressing this matter and, thus far, it appears to be favorable. However, no permits have been approved or given to date. The total proposal involves about 102 acres, 19 of which are in the town. So far, the Town of Cambridge has not been formally asked to be involved. The next meeting of the village planning board is Wednesday, January 14, 7:00 PM. Councilman Skiff urged planning board members to attend.

A motion was made by Earl Horton, second by Bob Hamilton, to appoint Eric Pearson as the official representative to attend the Village of Cambridge Planning Board meeting on January 14.

Vote: 4 – Ayes 0 – Noes

There being no further business before the board, the meeting was moved and carried to adjournment at 9:00 PM by a motion by Eric Pearson, seconded by Dan Thomas and carried.

Respectfully submitted,

Sally Eddy, Secretary