

Planning Board Meeting  
July 7, 2022

The Regular meeting of the Town of Cambridge, Planning Board duly called on Thursday, July 7, 2022 with 3 members present, Gretchen Wilmot, Randy Pickering, Chad Varney, Planning Board Secretary Heather Greenawalt

**Approving of the minutes**

Dorothy Yurschak motioned, seconded by Ron Ford to approve the minutes from the June 2, 2022 Planning Board meeting as mailed.

Vote:                   Ayes – 3                   Noes – 0

**Communications**

Correspondence was received From North Eastern Expansion Development in regards to the property of the former Mary McClellan Hospital located at 1 Myrtle Avenue aka 28 Academy St.. They are requesting information regarding the water tower that is on the predevelopment site. The Planning Board determined that this did not pertain to the Town, the parcel is located in the Village. The Planning Board secretary said that she would contact the Village clerk to inquire on what the project is regards to?

**Old Business**

**Wilmot Subdivison**

Gretchen Wilmot presented the Final Survey of the minor subdivision of her property located at 281 Belle Road tax map #271.-3-13 16.10 acres. The property is naturally split by the road, so all boundaries are already created. Gretchen and Dave will keep the side of the road with their house and Gretchen’s daughter will be building a house on the vacant piece across the road on the South side. The final acreage of the piece subdivided off was 9.75 acres. The Environmental form was done and no impact was found. The Planning Board granted final approval.

**Final Approval of Wilmot Subdivision**

Resolution motioned by Ron Ford,  
Seconded by Dorothy Yurschak,

WHEREAS, the Town of Cambridge Plannning Board has carefully reviewed and considered the Wilmot minor subdivision located at 281 Belle Road, and

WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question tax map #271.-3-13, and

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

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Board approved the Wilmot minor subdivision of 281 Belle Road tax map #271.-3-13, 9.75 acre lot being created on the South side of Belle Road.

Vote:   Ayes – 3                   Noes – 0

**Chad Varney Boundary Line adjustment**

Randy Pickering and Chad varney presented the survey map for the Boundary Line adjustment for 40 Wilderness Way Tax map #254.-1-31. They are requesting a boundary line adjustment giving land to

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neighbor Randy Pickering which he thought that he had in the first place. This 1/3 of an acre was basically to give Mr. Pickering his garden and portion of his driveway back. The 1/3 of an acre will be merged with Mr. Pickering's parcel Tax map #254.-1-35 located at 38 Wilderness Way. The Environmental survey was reviewed and no impact was found.

Resolution motioned by Ron Ford,  
Seconded by Dorothy Yurschak,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Chad Varney Boundary Line Adjustment located at 40 Wilderness Way, tax map #254.-1-31, 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 and Regulations have been satisfied, and

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Board granted final approval of the Boundary Line adjustment located at 40 Wilderness Way, tax map #254.-1-31.

Vote:                      Ayes – 3                      Noes - 0

There being no further business before the Planning Board the meeting was adjourned at 7:37 PM.  
The next Planning Board meeting will be Thursday, August 4, 2022 at 7:00 PM.

Respectfully Submitted,

Heather Greenawalt  
Planning Board Secretary