

Planning Board Minutes
June 4, 2015

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, June 4, 2015, 7:30 PM at the Town Hall.

Members present: Eric Pearson, Leon Barkley, Bob Hamilton, Stuart Ziehm, Earl Horton, Judy Leon, Sally Eddy Clerk to the Planning Board

Others present: Gretchen Wilmot, Dan Schmidt, Heather Greenawalt Deputy Clerk to the Planning Board, Judy Short Realtor

Chairman Eric Pearson called the meeting to order.

Approving minutes

Leon Barkley motioned, Seconded by Earl Horton, to approve the minutes of the May 7, 2015 meeting as mailed by the secretary with no additions or corrections.

Vote: Ayes – 6 Noes – 0

Communications

1. Town of Easton has been contacted about training session again and as of right now there is not enough interest to hold the training session. The Town of Easton will keep us updated if anything changes.
2. Eric Pearson Chair to the Planning Board reported that he hasn't heard of any new training sessions. He did mention to the Planning Board members that Supervisor Fedler was looking for an informal opinion on Site Plan Review or zoning. He told the members to think about this and they would discuss before the close of the meeting.

Old Business

Dan Schmidt was present at the meeting to update the Planning Board on the progress of the 62.8 acre parcel at the intersection of Oak Hill Rd. and King Rd. He is seeking a subdivision in order to convey acreage to Matthew Trinkle. He said that they would be doing the survey on Monday, June 8, 2015. The acreage of subdivision is still approximately 20 acres. The boundary line is still parallel to Oak Hill Rd. following the tilling pattern of the field.

New Business

Judy Short a realtor was present at the meeting and proposed a subdivision of a 2 1/2 acre lot with 323 ft. of road frontage. This would be a 2 1/2 acre parcel that would be subdivided on the back with only 50 ft. wide driveway with a length of 700 ft.. Mrs. Short told the board that she couldn't give more on the driveway because the owner's driveway is too close to the boundary line. She mentioned that she thought that this was impossible subdivision because of the flag law ratio. When asked where parcel was located, Mrs. Short said the owner would like that information to remain anonymous. The Planning Board said that this is a definite no, violation of the Planning Board Subdivision Regulations. The regulation being that the length of lot may not be more than 4 1/2 times narrowest width.

Public Hearing

Eric Pearson Chair to the Planning Board opened the public hearing at 7:45 PM on the minor subdivision application submitted by Dave and Gretchen Wilmot. The proposed subdivision contains 21.9 acres owned by Dave and Gretchen Wilmot 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's been occupied by the same tenant's for several years and, now, the tenants are interested in purchasing the dwelling with some acreage. The proposed subdivision by the Wilmot's was to subdivide out a 6 acre lot containing the mobile home to convey to the current renters. A survey map was displayed for viewing. Planning Board reviewed the final survey map and found it to be the same as maps at previous meetings with a subdivision of 6.14 acre lot. There were no public comments; therefore the public hearing was closed at 7:51 PM.

Resolution by Earl Horton

Seconded by Judy Leon

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and consider the minor subdivision application of David and Gretchen Wilmot, 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 & Regulation has been satisfied, and

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

NOW, THEREFORE, BE IT RESOLVED, that David and Gretchen Wilmot's 6.14 acre minor subdivision be and is hereby approved by the Town of Cambridge Planning board.

Vote: Ayes – 6 Noes – 0

The Planning Board discussed the idea of Site Plan Review. The Planning Board decided unanimously that at this time there was no need for Site Plan Review in the Town of Cambridge. It was mentioned that more rules and regulation are not needed in this town. The Planning Board agreed that it was the Town Board's responsibility to make the rules and the Planning Board to follow them.

Suggestion was made to watch for a trend that might be noticed in a time frame of 4-6 months. The Town Board could act quickly and put a moratorium in place if something was to occur in the future.

There being no further business before the Board, a motion by Earl Horton, Seconded by Judy Leon, and carried, adjourned the meeting at 8:15 PM.

Respectfully submitted

Heather Greenawalt – Deputy Clerk to Planning Board

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