

Planning Board Meeting
June 2, 2016

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday June 2, 2016, 7:30 PM at the Town Hall.

Members present: Eric Pearson, Bob Hamilton, Leon Barkley, Judy Leon, Stuart Ziehm, Heather Greenawalt Secretary

Others present: Bruce Buchanan, Glenwood Rowse, Janet Zeno, Tom Mclenithen

Approving of the minutes

Leon Barkley motioned, Seconded by Bob Hamilton to approve the minutes of the May 5, 2016 meeting with one correction in the member's present need to take out mistake Judy Barkley and add Stuart Ziehm.

Vote: Ayes – 4 Noes – 0

Judy Leon was absent for this vote on the minutes she came into the meeting a few minutes later at 7:30 PM.

Communications

Chair Eric Pearson said that he received information in regards to 2016 Planning and Zoning Summer Schools. There were four different dates and destinations to attend for this summer training, the registration form and schedule is available from Chairman Pearson.

Old Business

None

New Business

- 1.) Bruce Buchanan presented his Sketch Plan for the Buchanan property located at 887 County Rt. 59, tax map #271.-2-25. This property is approximately 37 acres, with about 15 acres located north of Route 59, and about 22 acres south of Route 59. The Buchanan family is requesting permission to subdivide an approximate 4 acre parcel from the eastside of their 15 acres north of Route 59. This proposed 4 acre parcel is adjacent to land now owned by Charles Lynch. The new property line separating the parcel is to be east of the creek and to roughly follow the bottom of the ridge. The Planning Board had question of how much road frontage there was on this new parcel being created. Leon Barkley computed the road frontage on the GIS site and it was approximately 150 ft.. The Planning Board stated that it looked like clean lines.

Judy Leon motioned, Seconded by Stuart Ziehm to approve the Preliminary Sketch Plan for the Buchanan Property and to move forward with the survey of the property.

Vote: Ayes – 5 Noes – 0

- 2.) Glenwood Rowse from 987 County Rt.60 (tax map 246.-1-28 and Janet Zeno from 1029 County Rt. 60 (tax map #246.-1-29.1) presented two separate Sketch Plans, both property owners own

neighboring parcels on County Rt. 60 on the west and east side of road. The parcels on the eastside of county Rt. 60 that they would like to subdivide are going to be sold and conveyed to Glenwood Rowse's daughter. On the east side of County Rt. 60 Mrs. Zeno parcel tax map #246.-1-29.1 will be creating a 3 acre lot. Glenwood Rowse's property on the eastside of County Rt. 60 tax map #246.-1-28 where it borders Mrs. Zeno's will be creating a 5 acre lot for minor subdivision. Glenwood Rowse's daughter would like the lane of Janet Zeno's, so she can build a road to get to her house that will be built on the 5 acre minor subdivision. Mrs. Zeno would only like to give her the lane or a portion to make the lane bigger (the least amount possible). Planning Board explained that they can't subdivide if it is not a buildable lot. Eventually these two parcels will be merged as one and Mr. Rowse's daughter will be building a house. The Planning Board explained again that Mrs. Zeno's lot must have adequate road frontage to be a buildable lot. The Planning Board said that they would grant approval on the Preliminary sketch plan of both subdivision's contingent upon the fact that Mrs. Zeno's lot was a buildable lot size.

Stuart Ziehm motioned, Seconded by Judy Leon to approve the Preliminary Sketch Plan for Janet Zeno's subdivision on tax map #246.-1-29.1 contingent upon the fact that it would be a minimum 2 1/2 acre buildable lot with adequate road frontage. Mr. Rowse was also granted approval of preliminary sketch of a minor 5 acre subdivision from his parcel tax map #246.-1-28 on the east side of County Route 60. Both were given permission to proceed with the survey.

Vote: Ayes – 5 Noes – 0

- 3.) Tom McLenithan presented a sketch plan for minor subdivision on 1059 County Rt. 59 tax map #262.-1-14. This subdivision will create 3 new lots so that the right away can be changed to get to the parcel on the eastside of this lot tax map #262.-1-14.2. The Sketch proposed creating 3 lots the first lot being 2 acres with the original house, the 2nd lot being 5.9 acres with the new right away to the lot owned on the eastside tax map #262.-1-14.2. The third lot on the south side with 4.7 acres where the new shop resides. The Planning Board said that they all looked like clean lots, the only concern was for Mr. McLenithan to find out how to change the right away from one lot to another, this would be a matter of rewriting the deed.

Stuart Ziehm motioned, Seconded by Judy Leon to approve the Preliminary Sketch Plan from Tom McLenithan tax map #262.-1-14 and to proceed with the survey.

Vote: Ayes – 5 Noes – 0

There being no further business before the board, the meeting was moved and carried to adjournment at 8:10 PM a motion by Stuart Ziehm, seconded by Leon Barkley and carried.

Respectfully submitted,

Heather Greenawalt

Planning Board Meeting
June 2, 2016

Secretary