

## Planning Board Minutes

March 6, 2014

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, March 6, 2014, 7:30 PM, at the Town Hall.

Members present: Eric Pearson, Judy Leon, Jerry Moppert, Dan Thomas, Stuart Ziehm, Earl Horton, Bob Hamilton, Secretary Sally Eddy

Others present: Bruce Agar

Chairman Pearson called the meeting to order and presided.

### Minutes

Earl Horton motioned, seconded by Judy Leon, to approved the minutes of the February 6, 2014 meeting as mailed by the Secretary with no additions or corrections.

Vote: 7 – Ayes     0 – Noes

### Communications

Chairman Pearson stated he received a phone call from a person inquiring about subdividing 4 out of 5 acres from a property located on Stevenson Road. There has been no follow-up to the call and no one was at the meeting concerning the inquiry.

Mr. Pearson also commented he received a phone call from Clifford Wilbur regarding a subdivision he wishes to do along South Cambridge Road. That matter was addressed later in the meeting.

### No Unfinished Business

### New Business

Surveyor Bruce Agard, representing Clifford Wilbur, presented a sketch plan for a subdivision located along South Cambridge Road to be conveyed to Mr. Wilbur's daughter. Mr. Wilbur is proposing to subdivide out a 1.25 acre lot from a 19.83 acre parcel which is identified by tax map #279.-1-14.9 and known as Lot #9 from an earlier approved subdivision in 2006. The proposed subdivision fronts directly onto South Cambridge Road. Access to the lot will be granted by a 25 ft. easement over an existing driveway located on the adjacent parcel to the south, known as Lot #10. The adjacent parcel is also owned by Mr. Wilbur and is identified by tax map #279.-1-14.10.

The easement is along the southeast side of the proposed subdivision and lies along the boundary line between Lot # 9 and Lot #10.

The board discussed the fact that since the surrounding land is owned by the same family, access and egress to the subdivision by an easement would probably not be a problem. However, in the future, if an incident did arise, there would be adequate room to construct a driveway completely contained within the subdivision.

Motion by Stuart Ziehm, Seconded by Dan Thomas

Be It Resolved, the Town of Cambridge Planning Board does hereby approve the sketch plan submitted by Surveyor Bruce Agard, representing Clifford Wilbur, for a 1.25 acre subdivision taken from parcel #279.-1-14.9 located on South Cambridge Road, and

Furthermore, Mr. Wilbur is directed to proceed with the survey.

Vote: 6 - Ayes     Eric Pearson abstained.

There being no further business before the Board, the meeting was moved and carried to adjournment at 7:50 PM.

Respectfully submitted,

Sally B. Eddy, Secretary

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