

Planning Board Minutes
November 1, 2012

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, November 1, 2012, 7:30 PM at the Town Hall.

Members present: Charlotte Banzhaf, Judy Leon, Eric Pearson, Dan Thomas, Jerry Moppert, Stuart Ziehm, Secretary Sally Eddy

Absent: Earl Horton

Others present: Virginia McNeice, Annelise McNeice

Eric Pearson called the meeting to order and presided.

Minutes

Charlotte Banzhaf motioned, seconded by Judy Leon, to approve the minutes of the October 4, 2012 meeting as mailed by the Secretary with no additions or corrections.

Vote: 6 – Ayes 0 – Noes

Communications

Chairman Pearson commented about the two upcoming seminars to be held at the county on November 7, 2012: An Introduction to Planning and Zoning from 5:30 PM – 7:30 PM; Special Use Permits from 8:00 PM – 9:00 PM. Cost is \$20 per participant. Registration deadline is Nov. 5 and each member will be responsible for his/her own registration. Several members expressed an interest in attending.

Public Hearing

At 7:40 PM Chairman Pearson opened the public hearing regarding the minor subdivision application submitted by Virginia McNeice. Mrs. McNeice, who owns 87.3 acres on Edie Road identified by tax map #246.-1-24, is requesting to subdivide a 1.53 acre lot to convey to her daughter Annelise. The lot contains an existing house with three barns. Annelise is currently living in the house. Both parties have been using a common 20 ft wide driveway owned by Virginia McNeice to access their respective dwellings. The survey showed the driveway has been enlarged to 50 ft wide, at the board's request, and is wholly contained in the subdivision. According to the survey, the driveway is now owned by the owner of the subdivision and Virginia McNeice, who no longer owns it, has been granted right of use to access her residence and remaining property. Both parties can still daily utilize the 20 ft wide driveway as is. The board made it clear that the driveway does not have to be developed at this time, but does offer protection against future access problems that may occur if properties happen to change hands.

Since there were no comments from the public regarding the subdivision, the hearing closed at 7:45 PM.

Resolution by Charlotte Banzhaf
Seconded by Jerry Moppert

Whereas, the Town of Cambridge Planning Board has carefully reviewed and considered the one lot minor subdivision application submitted by Virginia McNeice, 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 & Regulations has been satisfied, and

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

Now, Therefore, Be It Resolved, that the Town of Cambridge Planning Board does hereby approve the minor subdivision application submitted by Virginia McNeice this 1st day of November 2012.

Vote: 6 – Ayes 0 – Noes

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

Respectfully submitted,

Sally Eddy, Secretary

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