

Planning Board Minutes  
October 4, 2012

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, October 4, 2012, 7:30 PM, at the Town Hall.

Members present: Charlotte Banzhaf, Earl Horton, Judy Leon, Stuart Ziehm, Secretary Sally Eddy

Absent: Eric Pearson, Jerry Moppert, Dan Thomas

Others present: Virginia McNeice, Annelise McNeice

Vice-Chairman Earl Horton called the meeting to order and presided in the absence of Chairman Eric Pearson.

Minutes

Charlotte Banzhaf motioned, seconded by Judy Leon, to approve the minutes of the September 6, 2012 meeting as mailed by the secretary with no additions or corrections.

Vote: 4 – Ayes 0 – Noes

No Communications

Unfinished Business

Virginia McNeice submitted a preliminary survey for a minor subdivision. 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. The lot contains an existing house and three barns and her daughter currently lives in the house. A common 20 ft. driveway, owned by Virginia McNeice, is being used by both parties to access their respective dwellings. The Board requested that the driveway be enlarged to a width of 50 ft., be incorporated into the subdivision and owned by the owner of the new lot that's being created. Virginia McNeice would then be granted right of use to access her residence and remaining acreage. Both parties can still continue to utilize the 20 ft. driveway as is. The 50 ft. driveway does not have to be developed at this time, but does offer protection against future access problems that may occur if properties change hands.

When asked by the board why the survey map showed the subdivision to be 1.53 acres when the sketch plan showed it to be anywhere from 3 – 3.5 acres, Mrs. McNeice responded the sketch plan was only a rough estimate made by the surveyor. The survey map revealed its true size.

Upon reviewing the survey map, the board determined that the map was in compliance with all the requests the board had asked of Mrs. McNeice.

Resolution by Charlotte Banzhaf  
Seconded by Judy Leon

Be It Resolved and Determined, the Town of Cambridge Planning Board does hereby grant Preliminary Approval to Virginia McNeice for a 1.53 acre subdivision located on Edie Road in accordance with the survey map presented.

Vote: 4 – Ayes     0 – Noes

A public hearing will be held at the November 1, 2012 meeting.

There being no further business before the board, Stuart Ziehm motioned, seconded by Charlotte Banzhaf, and carried, to adjourn at 7:45 PM.

Respectfully submitted,

Sally Eddy  
Secretary

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