

Planning Board Meeting
September 2, 2021

The Regular meeting of the Town of Cambridge Planning Board duly called Thursday, September 2, 2021, 7:30 PM at the Town Hall.

The following were present: Scott Clark, Dorothy Yurschak, Ron Ford, secretary Heather Greenawalt and 2 property owners.

Approving of the minutes

Scott Clark motioned, seconded by Ron Ford to approve the minutes from the August 5, 2021 Planning Board meeting as mailed.

Vote: Ayes – 4 Noes – 0

Public Hearing

Karen Hayes

Karen Hayes presented a final survey map for a minor subdivision at 680 Lees Crossing Road – Tax Map #288.-1-24.1 109.58 acres. The Public hearing was held for Mrs. Hayes subdivision of 8.69 acres with the house. The 8.69 acres with the house will be sold and her son will be keeping the remaining vacant farm land. The Planning Board did the Environmental survey and found no adverse impact and approved the Final survey.

Resolution motioned by Ron Ford,

Seconded by Dorothy Yurschak,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the minor subdivision application by Karen Hayes, and

WHEREAS, the Town of Cambridge Planning Board familiarized themselves with the property in question, and

WHEREAS, all criteria under the Town of Cambridge Subdivision Rules & Regulations have been satisfied,

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

NOW THEREFORE, BE IT RESOLVED, that the Karen Hayes minor subdivision of tax map# 288.-1-24.1 located at 680 Lees Crossing Road subdivided off 8.69 acres with the house which will be sold. Her son will be keeping the remaining vacant farm land. The Planning Board granted final approval for the Hayes subdivision.

Vote: Ayes – 3 Noes – 0

Public Hearing

Dave Chesley

Dave Chesley presented a final survey of minor subdivision on 109 Durfee Road, tax map # 288.-1-15. The Public Hearing was held His house is one side of Durfee road and his barns are on the other side. He split the two lots; they are naturally split by the road anyway. He has a total of 12.3 acres, he will be selling the side with the house which created 6.42 acres and keeping the side with the barns creating a

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5.62 lot. He will also be doing a minor boundary line adjustment on the Southwest side of the lot with the house to convey .09 acres to neighbor Floyd Pratt. The Planning Board Secretary spoke with Bill Lapan in office of County Real Property said yes it could be all filed a 3-lot subdivision as long as it was approved per resolution that the .09 lot subdivision would be merged with the neighbor's lot. Mr. Lapan also suggested that Mr. Pratt have his Deed changed and filed with County Clerk. The Environmental survey was done and no adverse impact was found. The Planning Board approved the Final Survey map contingent upon new deed being filed and Mr. Pratt merging the .09 acres with his property.

Resolution motioned by Dorothy Yurschak,
Seconded by Ron Ford,

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the minor subdivision application by David Chesley, and

WHEREAS, the Town of Cambridge Planning Board familiarized themselves with the property in question, and

WHEREAS, all criteria under the Town of Cambridge Subdivision Rules & Regulations have been satisfied,
WHEREAS, the Planning Board is of the opinion that no significant adverse environmental impact will result from the action,

NOW THEREFORE, BE IT RESOLVED, that the Chelsey minor subdivision of tax map# 288.-1-15 located at 109 Durfee Road subdivided the property into two lots with the road being the natural divider and a .09-acre boundary line adjustment conveyed to neighbor Floyd Pratt. The Planning Board granted final approval for the Hayes subdivision. He has a total of 12.3 acres, he will be selling the side with the house which created 6.42 acres and keeping the side with the barns creating a 5.62 lot. He will also be doing a minor boundary line adjustment on the Southwest side of the lot with the house to convey .09 acres to neighbor Floyd Pratt. The Planning Board Secretary spoke with Bill Lapan in office of County Real Property said yes it could be all filed a 3-lot subdivision as long as it was approved per resolution that the .09 lot subdivision would be merged with the neighbor's lot. The Planning Board approved the Final Survey map contingent upon neighbor Mr. Pratt merging the .09 acres with his property and filing a new deed.

Vote: Ayes – 3 Noes – 0

There being no further business before the Planning Board the meeting was moved for adjournment at 8:18 PM.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge