

Planning Board Meeting
June 2, 2022

The Regular meeting of the Town of Cambridge, Planning Board duly called on Thursday, June 2, 2022 with 3 members present, Holbritters surveying, Gretchen Wilmot, Randy Pickering present on Chad Varney's behalf, Kathleen & Edward Koblensky, Planning Board Secretary Heather Greenawalt

Approving of the minutes

Scott Clark motioned, seconded by Dorothy Yurschak to approve the minutes from the May 5, 2022 Planning Board meeting as mailed.

Vote: Ayes – 3 Noes – 0

Communications

Correspondence was received from Laberge Group in regards to any Towns interested review services. These review services will help determine whether proposed solar developments align with each community's goal. It was decided at this time the Town of Cambridge did not need their services.

Old Business

Wilmot Subdivison

Gretchen Wilmot was present at the meeting with the Preliminary Survey Map of a minor subdivision of her property located at 281 Belle Road tax map #271.-3-13 16.10 acres. The property is naturally split by the road, so all boundaries are already created. Gretchen and Dave will keep the side of the road with their house and Gretchen's daughter will be building a house on the vacant piece across the road on the South side. The survey map resembled the sketch plan discussed last meeting. The final acreage of the piece subdivided off was 9.75 acres.

Dorothy Yurschak motioned, seconded by Scott Clark to give permission to proceed with the Final Survey map and to set the public hearing for Thursday, July 7th at 7:00 PM.

Vote: Ayes – 3 Noes – 0

Demoy Subdivision

Brian Holbriiter Land Surveying and site Development were present at the meeting on behalf of Henry Demoy. They had the Mylar copy to present for the final map. The map was the same as what was presented last month, with a boundary line adjustment of 1.6 acres being taken from tax map #263.-2-28, leaving a remaining of 4.60 acres. This 1.6 acres will be added to Henry Demoy's property tax map 263.-2-1. The Planning Board reviewed the Short Environmental form and determined there were no lots being created. The Planning Board granted Final approval of the Henry Demoy Boundary line adjustment.

Final Approval of Demoy Boundary line adjustment

Resolution motioned by Dorothy Yurschak,
Seconded by Scott Clark,

WHEREAS, the Town of Cambridge Plannning Board has carefully reviewed and considered the Boundary Line Adjustment application of Henry Demoy, and

WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question tax map #263.-2-28 and #263.-2-1, and

WHEREAS, all criteria under the Town of Cambridge Subdivision Rules and Regulations has been satisfied, and

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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 Henry Demoy properties located at 1347 King Rd. Tax maps #263.-2-28 and #263.-2-1 are granted the Boundary line adjustment of the 1.6 acres being added to tax map #263.-2-1.

Vote: Ayes – 3

Noes – 0

Chad Varney Boundary Line adjustment

Randy Pickering was present at the meeting with the survey for 40 Wilderness Way Tax map #254.-1-31, this boundary line adjustment was presented last July of 2021 for 40 Wilderness Way and was granted permission to move forward with survey. They are requesting a boundary line adjustment giving land to neighbor Randy Pickering which he thought that he had in the first place. This 1/3 of an acre was basically to give Mr. Pickering his garden and portion of his driveway back. Chad Varney had not signed the Agency Designation form for Randy Pickering to speak on his behalf. The Planning Board could not approve the survey due to paperwork not being filled out. They will be back for the July 7th meeting with all the paperwork filled out.

Kathleen & Edward Koblensky minor subdivision

The Koblensky's presented sketch plan of possible 3 lot subdivision of their property located at 90 County Rt. 59, Tax map #280.-2-35, 21 acres. They will be meeting with the surveyor sometime this week. The Planning Board looked at an old survey and said that they did not see a problem with moving forward with the survey. They are going to subdivide off 2 lots of 4 to 5 acres a piece for their daughters.

There being no further business before the Planning Board the meeting was adjourned at 7:45 PM. The next Planning Board meeting will be Thursday, July 7, 2022 at 7:00 PM.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary