

Planning Board Minutes  
May 7, 2015

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, May 7, 2015, 7:30 PM, at the Town Hall.

Members present: Leon Barkley, Bob Hamilton, Judy Leon, Eric Pearson, Stuart Ziehm

Absent: Dan Thomas, Earl Horton

Others present: Heather Greenawalt, Gretchen Wilmot, Dan Schmidt, Matt Trinkle, Sally Eddy

Chairman Pearson called the meeting to order and presided.

Minutes

Judy Leon motioned, seconded by Leon Barkley, to approve the minutes of the April 2, 2015 meeting as mailed by the Secretary with no additions or corrections.

Vote: 5 – Ayes    0 – Noes

Communications

Heard from Town Clerk Heather Greenawalt that only the Town of Jackson responded to Easton's request for feedback concerning holding a training session for area planning boards. The session would focus on developing a procedural form for planning boards to use with each subdivision that would aid in streamlining the subdivision process. The person doing the presentation implemented the form in his town, Rochester, NY. There is a \$300 fee charged to cover traveling expenses which will be shared by each participating town. Heather will call the Easton Planning Board Clerk to find out if any more towns have expressed interest and if the training is still going to be held.

Old Business

Wilmot Subdivision - Gretchen Wilmot submitted a preliminary survey for a 6.14 acre minor subdivision at 281 Belle Road. She and husband, David, own a total of 21.9 acres north and south of Belle Road, identified by tax map #271.-3-13. The subdivision is located south of the road, has 300 ft. of road frontage and contains an existing mobile home which is occupied. The tenants have rented the mobile home for several years and are now interested in purchasing it with some acreage. The survey map was carefully reviewed as well as the application. The Environmental Assessment Form was completed by the board.

Resolution by Stuart Ziehm

Seconded by Judy Leon

Be it Resolved and Determined, the Town of Cambridge Planning Board does hereby grant Preliminary Approval to David and Gretchen Wilmot for a 6.14 acre minor subdivision located at 281 Belle Road in accordance with the application and survey map presented this 7<sup>th</sup> day of May 2015.

Was duly put to vote resulting in 5 – Ayes and 0 – Noes.

A public hearing for the Wilmot Subdivision will be schedule for June 4, 2015 meeting.

Dan Schmidt Subdivision

Dan Schmidt owns a 62.8 acre parcel (#280.-2-11.1) at the intersection of Oak Hill Rd and King Rd and is seeking a subdivision in order to convey acreage to Matt Trinkle. Mr. Trinkle owns a 1.38 acre (#280.-2-11.3) lot approximately in the middle of Mr. Schmidt's property that fronts onto Oak Hill Rd. Mr. Trinkle wants to increase the size of his property. Mr. Schmidt desires to subdivide so that Mr. Trinkle will own all the Oak Hill Rd frontage. Mr. Schmidt has decided to draw the north boundary line parallel to Oak Hill Rd, resulting in a subdivision of approximately 20 acres. If the boundary line follows the tilling pattern of the fields it causes a curve in the boundary rather than being straight. He asked the board if that mattered? The board responded it did not and would approve the subdivision with either a straight or curved boundary line. Mr. Schmidt's next step is to complete the survey

There being no further business before the board, the meeting was moved and carried to adjournment at 8:10 PM by a motion made by Judy Leon, seconded by Leon Barkley and carried.

Respectfully submitted

Sally Eddy, Secretary

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