

Planning Board Meeting
October 6, 2016

The Town of Cambridge Planning Board held its regular meeting, Thursday October 6, 2016, 7:30 PM at the Town Hall.

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

Others present: Tom Mclenithan, Gretchen Wilmot, Glenwood Rowse

Approving of the Minutes

Judy Leon motioned, Seconded by Leon Barkley to approve the minutes of the September 1, 2016 meeting as mailed.

Vote: Ayes – 5 Noes – 0

Communications

None

Old Business

Tom McLenithan presented a survey map for minor subdivision at 1059 County Rt. 59 tax map #262.-1-14. This minor subdivision creates 3 lots, the parcel 1 being the original lot with the house containing the existing 50 ft. wide right of way which has been extinguished and is now 2.03 acre lot. Parcel 2 has 5.99 acres with the right of way coming off of County Rt. 59 and picking up the original right of way at the northeast end of the boundary line of parcel 1 & 2. Parcel 3 will contain 4.73 acres which is where the new shop resides.

Stuart Ziehm motioned, Seconded Leon Barkley to grant Preliminary approval to Tom McLenithan at 1059 County Rt. 59 tax map #262.-1-14, the Public Hearing will be scheduled for November 3, 2016 Planning Board Meeting.

Vote: Ayes – 5 Noes – 0

The Environmental survey was reviewed for the McLenithan Property and no significant adverse environmental impact was found for 1059 County Rt. 59 tax map #262.-1-14.

Rowse – Manley Subdivision

Glenwood Rowse presented survey map for minor subdivision at 987 County Rt. 60 (tax map #246.-1-28). He proposed a subdivision of 19.16 acres off of his 192 acre parcel located at 987 County Rt. 60. The subdivision would occur on the eastside of County Rt. 60 towards the south end of the parcel. Mr. Rowse said that his daughter and son in-law are planning on building on the edge of the wetlands. Mr. Rowse has been in contact with DEC and the county in regards to the wetlands, there is a 100 ft. buffer shown on the map for the wetlands. The driveway would go on the edge of the 100 ft. buffer. DEC did not think that would be a problem. He mentioned that there is not a lot of flat land so the edge of the house might be in the 100 ft. buffer but DEC did not think that there would be a problem with this

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either. There was question whether the Planning Board should wait until they determine where the driveway is. Mr. Rowse said that he was in contact with DEC about the location of the driveway. Chair Eric Pearson said the driveway location was between land owner and DEC, the Planning Board could proceed forward with subdivision.

Judy Leon motioned, Seconded by Leon Barkley to grant Preliminary approval to Glenwood Rowse for minor subdivision of 19.16 acres on 987 County Rt. 60 (tax map #262.-1-28), the Public Hearing will be scheduled for November 3, 2016 Planning Board Meeting.

The Environmental survey was reviewed for the Rowse Property and no significant adverse environmental impact was found for 987 County Rt. 60 (tax map #262.-1-28).

New Business

Gretchen Wilmot presented a sketch plan of minor subdivision on Belle Rd. she would like to subdivide the parcel 280.-2-40 into 3 lots. This parcel has acreage on both sides of Belle Road, the section on the North side will be subdivided into 2 lots and the boundary line will go between the driveway and the buildings. The lot on the South side of Belle Rd. will be made into a separate lot. The Planning Board granted approval to proceed with survey.

Agency Designation Form

Chair Eric Pearson mentioned that last month the Weaver subdivision the Agency Designation form was never filled out. The Town Attorney has been contacted in hopes to retrieve this document for our file. It was then decided that this agency designation form needs to be updated, so the Planning Board Clerk has been in contact with other clerk's to see what they do. The form has been updated and now both the land owner and the agent designated to speak on the landowners behalf must sign in front of a notary. It was even suggested that a possible description of the subdivision be added so this form would only be used once.

There being no further business before the board, the meeting was moved and carried for adjournment at 8:15 PM.

Respectfully Submitted,

Heather Greenawalt
Secretary