

Planning Board Minutes  
September 6, 2012

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, September 6, 2012, 7:30 PM, at the Town Hall.

Members present: Charlotte Banzhaf, Judy Leon, Earl Horton, Eric Pearson, Dan Thomas, Secretary Sally Eddy

Absent: Stuart Ziehm, Jerry Moppert

Others present: Virginia McNiece, Annelise McNiece

Chairman Eric Pearson called the meeting to order and presided.

### Minutes

Charlotte Banzhaf motioned, seconded by Judy Leon, to approve the minutes of the August 2, 2012 meeting as mailed by the secretary with no additions or corrections.

Vote: 5 – Ayes    0 – Noes

### No Communications

### Unfinished Business

Virginia McNiece returned to the board with a revised sketch plan. Mrs. McNiece, who owns 87.3 acres on Edie Road identified by tax map #246-1-24, is proposing to subdivide out a 3.5 acre lot to convey to her daughter, Annelise McNiece. The proposed lot contains an existing house along with three barns. Annelise is currently living in the house. The revised sketch plan reveals that the lot has been increased from the original sketch plan of 3 acres to 3.5 acres so as to incorporate all the barns which Annelise uses into the subdivision. The small vacant parcel, approximately 70 ft. by 280 ft., directly east of the driveway that appeared in the original sketch plan has been eliminated.

After reviewing the sketch plan the board expressed concern over the existing 20 ft. driveway used for ingress and egress to the lot. The driveway is a common driveway owned by Virginia McNiece and both parties use it to access their respective dwellings. The board asked that the driveway be enlarged to a width of 50 ft. and the driveway be owned by the owner of the new lot that's being created. Virginia McNiece would then be granted right of use to access her house and remaining acreage. Annelise expressed there was probably adequate room between the house and a brook that runs in the southeast corner of the lot to expand the driveway. Both parties can still continue to utilize the 20 ft. driveway as is. The 50 ft. driveway does not have to be developed but offers protection against future access problems that may occur if properties change hands.

Virginia McNiece was directed to proceed with the survey incorporating the 50 ft. driveway into the subdivision.

Motion by Earl Horton  
Seconded by Eric Pearson

Be It Resolved, the Town of Cambridge Planning Board does hereby approve the sketch plan submitted by Virginia McNiece for a one lot subdivision with the provision the subdivision survey includes the widening of the driveway to 50 ft.

Vote: 5 – Ayes      0 - Noes

Since there was no other business before the board, the meeting was moved and carried to adjournment at 7:55 PM by a motion made by Earl Horton, seconded by Judy Leon, and carried.

Respectfully submitted,

Sally Eddy, Secretary

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