

The Town of Cambridge Planning Board held its regular monthly meeting, Thursday, September 9, 2010, 7:30 PM at the Town Hall.

Members present: Charlotte Banzhaf, Eric Pearson, Mark Rogers, Stuart Ziehm

Absent: Earl Horton, Dan Thomas, Jerry Moppert

Others present: Secretary Sally Eddy, Elizabeth Breault

Chairman Pearson called the meeting to order and presided.

### Minutes

Eric Pearson motioned, seconded by Charlotte Banzhaf, to approve the minutes of the August 5, 2010 meeting as mailed by the Secretary with no additions or corrections.

Vote: 4 – Ayes      0 – Noes

### Old Business

At the August meeting Chairman Pearson stated he would contact Code Enforcement Officer LaVerne Davis regarding the rules for set back from property lines for well and septic systems. Mr. Pearson spoke with Mr. Davis and was given two diagrams depicting the layout of the placement of well and septic on a property. The well can be as close as a minimum of 15 ft from the property line and the septic seepage pits as close as minimum of 10 ft. However, between the septic and the well there has to be at least 100 ft. Mr. Pearson suggested the information from the diagrams be added as a revision to the subdivision regulations.

At the August meeting, a motion was made to revise Recommendation #3 to read: Be It Resolved, that the Town of Cambridge Planning Board recommends that a 50 ft. width of a span of property, owned by the property owner, be established for ingress and egress to the property.

A discussion ensued concerning a right-of-way vs an owned span of property. Members talked about various scenarios of how a property may be restricted if a right-of-way was not permitted. Due to the controversy, the motion to revise was withdrawn and the original recommendation eliminated. However, no resolution was adopted referring to the elimination of the original.

Motion by Eric Pearson

Seconded by Mark Rogers

Be It Resolved, the Town of Cambridge Planning Board does hereby withdraw Recommendation #3 completely from the record eliminating any reference to ingress and egress roads to properties.

Vote: 4 – Ayes      0 - Noes

### New Business

Chairman Pearson stated he received an inquiry about a subdivision form Elizabeth Breault. Mrs. Breault was present and gave her proposal. She owns approximately 32 acres on Conley Road which has been on the market for four months. She inquired of the feasibility of subdividing the property if it does not sell as a whole piece. The road splits the property. The house would be sold as one parcel and the vacant land

across the road from the house would be sold as another parcel. The board gave verbal approval to her proposal and advised her that a survey would be required if the property was sold as two separate lots.

Pages 10 -18 of the Subdivision Rules and Regulations were reviewed by the board. No changes were made. Pages 19 – 27 will be reviewed at the October 7 meeting.

There being no further business before the board, the meeting was moved and carried to adjournment at 8:00 PM.

Respectfully submitted,

Sally B. Eddy  
Secretary