

Planning Board Meeting
August 6, 2025

Planning Board meeting was held on August 6, 2025 with 3 members present Scott Clark, Valerie Morigerato, Jonathan Shambo and Secretary Heather Greenawalt

Meeting was called to order by Planning Board chair Scott Clark at 7:05 PM.

Approving of the minutes

Jonathan Shambo motioned, seconded by Valerie Morigerato to approve the minutes from the July 2, 2025 meeting as mailed.

Vote: Ayes – 3 Noes – 0

Communications

None

It was mentioned that the Planning Board could just use one email address that would be managed by the Planning Board Chair. The Town will be getting emails with .gov address for security reasons.

Short discussion that Thomas Hemmerlings has not showed up at the meetings and this needed to be addressed. Supervisor Fedler would be made aware of this and he would be contacted.

Old Business

McDonald Subdivision

Public Hearing – Jake Keasby presented for Collen McDonald minor subdivision – 85 Darwin Rd. tax map #262.1-21 – 13.4 acres will be dividing out 6.5 acres and will be using the existing entrance with 22 ft between the buildings with access on either side of the buildings. There will be 4.5 acres across the road with the blueberry patch and 4.26 remaining acreage with the vineyard and the house. New rods have been set. There is a total of 56 ft. of road frontage and the well and septic are on the maps.

The Environmental Survey was reviewed and there was no significant impact found.

The Planning Board approved the Final survey.

Jonathan Shambo motioned,

Seconded by Valerie Morigerato

WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the McDonald property subdivision 85 Darwin Rd. tax map #262.1-21 – 13.4 acres and they will be subdividing out 6.5 acre lot for their daughter and family to build a house in the near future,

WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question, and

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

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 Planning Board granted final approval of the McDonald minor subdivision of 85 Darwin Rd. tax map #262.1-21 – 13.4 acres subdividing out 6.5 acre lot.

Vote: Ayes – 3 Noes – 0

Kate and Chad Gulley – 117 Petteys Rd. tax map #246.-1-39.1 – 34.7 acres will be dividing out approximately a 2-acre lot for his mother Carol Gulley. They presented the survey map and Planning Board liked the looks of everything so they gave permission to move on to Public Hearing at the September 3rd meeting.

New Business

Michael Jacobs and Sheridan Hay Jacobs – 481 County Route 59 tax map #280.-1-10.2 - 67.24 acres, 280.-1-10.5 – 48.29 acres and 280.-1-10.1 acres would like to rezone these parcels from the current three into two as per the map presented. They will be following the line of the brook. Michael reported that ASA informed him that if they were to delineate their land into 2 separate “Ag Units”—one of 68 acres and one of 67 acres separated by the Hall Brook which flows through their land – ASA would pre-approve this division of the easement. Additionally, this would allow them to eventually sell Ag Unit #2 to Tiashoke without seeking additional permission to alter the easement later from ASA.

Next Planning Board meeting will be on Wednesday, September 3, 2025 at 7:00PM.

There being no further business before the Planning Board the meeting was adjourned at 7:45 PM.

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge