

Planning Board Meeting
May 7, 2025

Planning Board meeting was held May 8, 2025 with 3 members present Scott Clark, Valerie Morigerato, Dorothy Yurschak, Secretary Heather Greenawalt and 4 residents
Absent: Jonathan Shambo, Thomas Hemmerling

Approving of the minutes

Dorothy Yurschak motioned, seconded by Valerie Morigerato to approve the minutes of the April 2, 2025 meeting with one correction the date of the next meeting should be May 7, 2025 not June 4, 2025.

Vote: Ayes – 3 Noes – 0

Communications

None

However, Scott Clark the Chair to the Planning Board mentioned that he attended the Virtual training on April 14th 6:00 – 8:00 pm. He said it was very informational and that had slides on the solar portion and that he could send them to everyone.

Gulley Subdivision – Sketch Plan

Chad Gulley and his mother Carol Gulley presented sketch plan for 117 Petteys Rd. tax map #246.-1-39.1 – 34.7 acres and will be subdividing out approximately 3 acres. His mother will be building a house on the lot. Planning Board gave permission to move forward with the survey.

McDonald Subdivision - Sketch Plan

Colleen and Anthony McDonald presented a sketch Plan for proposed subdivision at 85 Darwin Rd. – 262.-1-21 13.4 acres. They are proposing subdividing out 4 to 5 acre lot on the hill behind the vineyard, this is the Ken Denburg house and vineyard. The concerns were the Road frontage was only 65 ft, there is already a road that is used to get to land that is used by local farmer for Agricultural purposes. They did say that the old barn that is near the road way thru could be included in the subdivision. There were also concerns about the distance from the winery building and the property line. They said that need to think about this for the future. Planning Board mentioned that on the survey map if could include the septic and well for the current residence and the new residence. Even if it is possible the neighboring properties wells and septics would be helpful because of problems with past subdivisions. Permission was given to move forward with survey.

Scott Clark wrote up a sheet of the possible ideas for approval requirements for subdivisions. These would help to clarify existing conditions and clarify proposed changes for divisions where new construction is possible.

Here is the list of requirements on plan/documents prepared by the surveyor prior to final approval:

- If there are existing active wells or septic systems on any parcels adjacent to the new subdivisions, these locations shall be marked. Where adjacent parcels are not owned by the applicant or their designated agent, the locations shall be approximate.

Planning Board Meeting
May 7, 2025

- For subdivisions that are to be created with the intent of constructing a new residence, the anticipated location of any new wells or septic systems shall be clearly marked.
- All subdivisions shall incorporate a general not that indicates that the Town of Cambridge is a rural area that is supported by agriculture. (Please reference the Town of Easton requirements as an example of some language that could potentially be used as template).

These ideas will be given to the Town Board at the meeting on Monday, May 12th.

There being no further business before the Planning Board the meeting was adjourned at 7:50 PM.

The next meeting is Wednesday, June 4, 2025

Respectfully Submitted,

Heather Greenawalt
Planning Board Secretary
Town of Cambridge