

Cambridge Planning Commission Meeting

Minutes: Feb 17th, 2014

posted Apr 22, 2014, 8:42 AM by Jill Richardson

Attendees: Smuggler's Notch Resort- Don Maxon and Ned Houston Public: Richard Williamson

PC Members: Jill R, Doug B, Michael M, April E, Werner B.

Smuggs came to the mtg to discuss their upcoming act 250 permit for developing extra beginner terrain park between trails near the cell tower and a storage facility adjacent to the existing ski club building on an existing foundation. They described the details and answered questions about those projects and other upcoming permits/projects. They asked for a ltr of support from the PC. The PC did later decide that nothing seemed out of conformance with the Town Plan and that we could write a ltr of support.

The PC members did express some concern over future Smuggs developments because Smuggs wants folks to "park and stay" while the PC would like to ensure the greatest amount of Smuggs guest mobility btwn the resort and the community (businesses, services, etc) for economic development concern.

Richard Williamson was on hand to discuss concerns over the Apple Tree Lane developments occurring off of Bartlett Hill Road. He had gone to several state agencies seeking more info about the continual development and concerns over swamp areas and his continued agricultural access to existing fields (not owned by him). Also he was concerned that the isolation distance of some of the new homes' well sites overlapped on to other property-owners' property- effectively negating the use of that property.

The PC stated they would review documents and see if there were any concerns from our perspective or if the PC has any jurisdiction.

Reviewed Mail and had no immediate actions.

A discussion about Planning in Cambridge Generally.

April E- We are very constrained with where we can grow due to land constraints. We should consider what we have and how we can expand/redevelop existing areas.

Michael M- Concerned about selectboard telling people the PC is "anti business" or "anti growth".

Doug B- We need to change that perception in the public by discussing why we make our decisions and how and how often we might be opposed vs approving of an act 250 application.

To Michael's knowledge, the PC was opposed to the Jolley Gas Station and to the Rick Marsh pad site development only.

April E- Zoning/development guidelines would enable biz growth and development by making it clear to developers- where and what is possible.

Doug B- suggested we publish recent mtg minutes to show the public exactly why we came to the decision we did about the Marsh proposal.

The entire PC agrees that due diligence was met with this review. This includes the inclusion of email excerpts with individual PC members' independent reasoning against the Marsh proposal.

Approved last months mtg minutes.