

# Cambridge Planning Commission Approved Mtg Minutes: May 19, 2014

posted Aug 24, 2014, 5:59 AM by Jill Richardson

Attendees: Michael M, April E, Doug B, Werner B, Jill R

Public: Jeff Spring (interested public), Andrew Gillespie (interested public), Richard Williamson (interested public)

Smuggler's Notch- Ned Houston and Mark Delany

**Reviewed and Approved** last month's mtg minutes. **Reviewed mail** with no immediate actions needed.

## **Reviewed Smugg's master plan (DRAFT)**

They have had an adjoiner property-owner mtg already.

There is no permitting yet. The proposal has not been submitted to act 250.

Primarily res dev for +/-120 units total with appx 30 units per year dev schedule

Plus a year-round artificial sledding hill for day/night sledding

Edwards road access to site around existing x-country trails and zipline area.

Concerns raised:

Water resources to supply the proposed facilities and impacts on existing wells, etc.

Edward's bridge safety and increased traffic and pedestrian safety on Edwards road.- idea of renaming Edwards road on the bridge side to direct traffic away from the bridge...

Lighting impact potential- seems to have been in planning consideration

Facilities to accommodate additional employees on site and housing.

## **Notes from mtg with Selectboard and DRB:**

Subdivision regs- concern with lack of specificity/definition and non-conformance to other town docs/regs.

Ensure the intent of Cambridge Citizens (Town Plan is example of intent)

Adopt modifications that reflect town plan/citizen intent

“roads” definition is example used.

Mark Valtour (DRB admin) and Seth Jensen (LCPC) will write the draft language and bring to the public for review in collab with the PC.

Timeline includes getting draft revisions to Selectboard in September with formal public process thereafter.