

Cambridge Planning Commission Mtg minutes October 20, 2014. DRAFT

posted Oct 27, 2014, 8:35 AM by Jill Richardson

Attendees: April E, Doug B, Richard W, Michael M,

Seth Jensen-LCPC and Ned Huston and Mark Delaney from Smuggs

Smugg's review of their Master Plan before Act250 application Points of note:

- **New 120+ residential village and associated rec and other facilities located around Arbor Trek off of Edwards road.**
- **Guest Check-in located on Edwards road** despite stated intent to mitigate traffic on Edwards road
- New **Community water system to feed 120 units** residential- more than 120 units proposed- but not built in to application.
- Year-round rec facilities.
- There will **be night lighting until 8 or 9pm** on weekends only? (for now) for rec facilities
- 25 foot tall light poles using a special low reflective light bulbs to keep "glow" minimal.
- **Concern about increasing noise** levels of increased activity at new site and especially nighttime music for evening rec facilities.
- **Concern about the two bridges on Edwards road.** Traffic safety concern at the "red fox" bridge of Edwards road. The intersection on to 108 is bad, the bridge is too narrow- and the bridge is in poor condition. The other bridge is in poor condition and possibly vulnerable to flooding.
- Smuggs is asking the PC to **submit a ltr of conformance** with the town plan- if appropriate.
- It was suggested that the the PC could also include mention of concerns, etc that had been brought to Smuggs.
- PC expressed desire to ensure Smuggs had been in full contact with all immediately adjacent property owners.

Subdivision Regulations Review:

With Seth J- Multiple changes discussed and made according to previous input from DRB, SB and PC.

Seth J will provide new draft subdivision reg document to all parties for review.

PC will hold Flood Hazard and Subdivision Reg public warned meeting on Nov 10th from 6:30-9pm in the CES cafeteria.

Changes include- but limited to: Addition of new “cut off” language lighting encouraged, Road grade language to conform to Town Plan road grades- 8% avg grade and no more than 10% anywhere, removal of PUD incentive language because there was never a state “get” for doing incentives, removal of public road frontage requirements for PUD homes, other changes available through draft documents.