

## MINUTES

### Cambridge Development Review Board

3/14/16

Board Members present: Jonathan Wood (Chair) Greg Johnson, Jeff Coslett, Andy Hoak, David Fay, Mark Boyden

The DRB heard two applications for subdivision.

SD 2016-02 Final Plat Review – The Bryce Farms Inc subdivision was heard. The application is for a 2 lot subdivision of an 63.97-acre parcel on Bryce Road (Most recent deed at Volume 121 Page 179 of the Cambridge town records). Lot 4 will be for a new residential lot. The remaining 61.43 acres (Lot 3) is for residential and agricultural use. After hearing the evidence, the Chair closed the hearing. A decision was made in deliberative session to approve the final plat with conditions.

SD 2016-03 Sketch Plan Review. Jordan Wyckoff submitted an application for Sketch Plan approval. The project is a two lot subdivision on Cherry Tree Lane (off of Bartlett Hill Road). (Most recent deed at Volume 372 Page 391 of the Cambridge town records). The current 2.63 acre lot has a 3 bedroom home and a garage with an apartment above. The proposal is to subdivide one 1.38 acre lot for the 3 bedroom house and a 1.25 acre lot for the garage/apartment . No new construction is proposed. During the hearing several interested persons expressed concerns about impacts on adjoining landowners from the wetlands surrounding the project. There were also concerns expressed regarding the construction and engineering of Cherry Tree Lane. After hearing the evidence and taking testimony from interested persons the Chair closed the hearing. A decision was made in deliberative session to approve the sketch plan with several conditions.

Respectfully submitted,

Mark Roberts, Cambridge Administrative Officer