

Planning Board Meeting  
September 3, 2025

Planning Board meeting was held on September 3, 2025 with 4 members present Scott Clark, Valerie Morigerato, Dorothy Yurschak, Jonathan Shambo, Secretary Heather Greenawalt, Chad and Carol Gulley and Surveyor Jake Keasby

Meeting was called to order by Planning chair Scott Clark at 7:00 PM.

**Approving of the minutes**

Jonathan Shambo motioned, seconded by Valerie Morigerato to approve the minutes from the August 6, 2025 meeting as mailed.

Vote:                      Ayes – 4                      Noes – 0

**Communications**

Budget forms handed out and Planning Board member appointments discussed.

**Gulley – Minor Subdivision Public Hearing**

Public Hearing – Jake Keasby presented for Carol and Chad Gulley – 117 Petteys Rd. tax map #246.-1-39.1 – 34.7 acres will be dividing out a 2-acre lot for his mother Carol Gulley. Final Survey map was presented by Jake Keasby and the paperwork handed in. The map was revised and the wells and septic’s put on the map. The Planning board found the map to be very pleasing with the well and septic marked and the driveway was mapped on the survey. The only concern that the Planning Board had was that Sara Idleman’s name was still listed on the survey map as the owner. It was mentioned that this would need to be changed for the final map to be signed. It was researched at the county and the change has occurred at the county level however the deed was not filed till June 1<sup>st</sup>. Final Approval was given pending the correction of the property owner being Chad and Kate Gulley. The maps will be brought to the office for signing from the surveyor.

The Environmental Form was filled out and no impact was found.

Jonathan Shamboo motioned,  
seconded by Valerie Morigerato,  
WHEREAS, the Town of Cambridge Planning Board has carefully reviewed and considered the Gulley property subdivision 117 Petteys Rd. tax map #246.-1-39.1 – 13.4 acres will be dividing out a 2 acre lot for his mother Carol Gulley. She will be putting a modular on the 2 acres.  
WHEREAS, the Town of Cambridge Planning Board has familiarized themselves with the property in question, and  
WHEREAS the criteria under the Town of Cambridge Subdivision Rules and Regulations have been satisfied, and  
WHEREAS, the Planning Board is of the opinion that no significant adverse environmental impact will result from the actions,  
NOW, THEREFORE, BE IT RESOLVED, that the Planning Board granted final approval of Gulley minor subdivision of 117 Petteys Rd. tax map #246.-1-39.1 13.4 acres subdividing out 2-acre lot. Pending the correction of the survey maps.

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Vote:

Ayes – 4

Noes – 0

The Budget paperwork was filled out by each member and no increase was needed.

Short discussion on members and the terms and when they end. Thomas Hemmerling would like to resign from his position. Dorothy Yurschaks position will come to an end December 31<sup>st</sup> 2025. She would still like to continue with her position on the Planning Board.

Next Planning Board meeting will be on Wednesday, October 1, 2025 at 7:00 PM.

There being no further business before the Planning Board the meeting was adjourned at 7:22 PM.

Respectfully Submitted,

Heather Greenawalt  
Planning Board Secretary  
Town of Cambridge