Planning & Zoning Meeting – April 4, 2017

Old Business:

Extended discussion over renovations related to the Robin Hood Shop located at 416 High Street (operated by the Hospital Auxiliary). 1st proposed addition was more desirable in appearance, but added to construction costs. 2nd proposed addition was less desirable in appearance, but less costly. Decision not reached as vote was tied. Staff to review again and come to compromise, or further Commission review will be required.

New Business:

Review and approval of façade improvements underway at the former “Econo Lodge” motel, near the intersection of Rt. 50 and Bucktown Road. Changes appear to be an upgrade in appearance.

Solar - Additional consideration of modifications to the UDC related to solar facilities. *See attached revisions.* Adoption and rezoning of Egypt Road parcel deferred, record to be kept open until May 2nd meeting. On June 19th and again on July 10th there will be meetings held locally by the Public Service Commission regarding the proposed Egypt Road solar facility, giving the public opportunity to review and comment.

Discussion items:

202 Franklin Street – operated as a furniture store until ceasing operations several years ago. Owner now wants to reopen store, but use is non-conforming under current zoning. Office use would be allowed. Owner may approach City with a request for rezoning. Concerns were raised that not allowing the furniture store to resume operations was not friendly to business. **CAN members should closely follow any efforts to loosen requirements on non-conforming uses as it could have an impact on residential neighborhoods where apartment and multi-family conversions are no longer conforming, potentially making it more difficult to bring these properties back in line with zoning when those uses cease.**

Cambridge Plaza Update – Closing has occurred, demo to being in next several weeks. Final site Plan to be reviewed by Staff.