Planning & Zoning Meeting Notes – July 11, 2017

New Business –

PZ 2018-001 Approval granted to replace non-conforming (previously damaged and removed) shed on Glenburn Avenue.

PZ 2016-006 Approval of Preliminary Plan, Phase 2 for Cambridge Market Place; representatives from Lidl Grocery, Starbucks, Taco Bell and Chick-fil-A on hand to discuss plans for their facilities. Staff to work with property owner on landscaping plan and curb cuts. Changes of note: 50” flagpole request by Chick-fil-A reduced to 35”; Message board for Chick-fil-A not approved; and Lidl permitted to have 8” sign. Both Chick-fil-A changes consistent with design elements of Easton restaurant.

Introduction of Phillips Factory F – Bill Struever of Cross Street Partners, along with representatives of the Eastern Shore Land Conservancy were on hand to discuss plans and progress for the old Phillips Factory F building, adjacent to Cannery Park. 65,000 square feet of space will be renovated at an estimate cost of $18,000,000, featuring an innovated office hub for entrepreneurs; a kitchen/culinary business incubator, events space and other retail space.

Old Business –

PZ 2017-021 Approval given to allow 2 apartments and one ground floor commercial space, with conditions. Matter now proceeds to Board of Appeals (formerly Board of Zoning Appeals). CAN Board Members Chuck McFadden and Judd Vickers addressed the Planning Commission and advocated that the property be restored to two single family residences.

*Background: Property was two separate lots, each with a single family home from 1920’s-1980’s. In the late 1980’s/early 90’s, both houses were acquired by one owner, physically joined together and used as a medical practice. The practice closed and the property was vacant for a time, falling into disrepair and rented to residential tenants. The property was recently acquired at tax sale (purchased for $48,000) and the new owner presented a request to P&Z in June for 7 apartments, which was denied. While the final approval is not ideal, the reduction in the number of permitted apartments does not represent an expansion from the three existing meters. Had a 2016 UDC amendment related to this property not been adopted, it would likely have been required to revert to conforming use of single-family homes.*

Discussion –

The Planning Commission received a request from a landlord to allow multi-family units in the Neighborhood Conservation Zones. The Commission took a strong stand and voted unanimously to deny this request.