

Old Business:

- PZ 2017-013 – Site Plan and Forest Conservation Plan for Egypt Road Solar field deferred until February at the request of the applicant.

New Business:

- Discussion regarding the development of a text amendment to allow a Brewery in the industrial zone, deferring to the State definition of a Brewery. Essentially, this would allow for a small micro-brewery, such as RAR, to expand business to an industrial production level. A Brewery in the industrial zone would allow for some limited tastings, etc. There was some discussion to allow a micro-brewery in the industrial zone as well, but it was decided this is more a commercial type use with frequent visitor traffic.
- Discussion regarding the development of a text amendment to define “Drug Rehabilitation Facilities” which are currently treated as medical/institutionally type uses. Opinions differed among the Commission members as to where these uses should be permitted. Some suggested limiting Drug Rehab facilities to only the industrial zone, while others felt it might be more appropriate to have them within walking distance of the individuals that utilize those services. There appeared to be clear agreement that they should not be permitted in the NC districts.

Discussion Items:

- Auction houses are currently not permitted within the City. There was a consensus among Commission members to continue to prohibit this use, citing multiple issues, such as substantial parking requirements and the potential for the unattractive storage of quantities of items outdoors.
- A number of years ago, the Planning Commission approved a plan for the old school on Mill Street to be converted to a senior housing complex, with up to 11 units (as part of a PUD, or Planned Unit Development). The developer was also required to comply with additional City Council requirements, such as a public works agreement and restrictive covenants. It is undetermined if the developer complied with Council requirements. This matter will be researched by the City’s legal counsel and an opinion provided. A PUD definition no longer exists under the UDC, but the Planning Commission remains supportive of the original approval, if the developer complied with the additional City requirements. It has been indicated that the current owner does not plan to move forward with the development, but rather intends to sell the property and is attempting to determine what a buyer might be permitted to do.
- PWRD, or Planned Waterfront Resort Development (the Hyatt) no longer exists under the UDC. Much of the Hyatt property that was originally planned for residences remains undeveloped. There is renewed interest in residential development, with potential modifications. The Planning Commission agreed that development could still move forward under the PWRD designation as long as density and intensity was not expanded. Essentially, there may be a desire to replace the planning single-family home development with townhouses or single-story villa style retirement villas that may share a party wall.

- There was a question from the Commission regarding the sun setting of approved subdivisions and what may or may not be permitted. Legal counsel will research and advise.
- There is conflicting information in the UDC regarding multi-family being permitted in the Residential zoning classification. The Commission clarified that the original intent was not to permit multi-family in Residential and a text amendment will be forwarded to correct. It was clarified that a multi-family could be rebuilt, if substantially damaged by fire, or some other natural disaster. This applies to areas like the Cambridge Commons near the Cambridge Bypass and State Hospital Facility.