

Cambridge Association of Neighborhoods

Monthly Meeting: Cambridge, MD Planning and Zoning Commission

305 Gay St

3 APRIL 2018

6:00 pm

The meeting started promptly at 6 with Mary Losty absent for the night. A revised agenda was provided, and is posted at:

[https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/\\_04032018-494](https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/_04032018-494).

Routine business was completed, and the meeting turned to new business almost immediately.

1. Locations and conditions for drug rehab facilities in the Downtown Waterfront Development District identified in earlier discussion require an amendment to the city code. These included general conditions including buffers of 500 ft required between such establishments and places serving alcohol, locations administering medical marijuana, schools or churches. These facilities are to be spaced at least 1500 ft apart.

Cambridge Main Street spoke to endorse the amendment as drafted, and a motion to recommend it to the City Council carried unanimously.

2. Prior discussion around the Foxwell Auctions facility was reviewed and a draft of conditions attached to the permitted use of the location were highlighted. The attorney representing the Foxwell group echoed the family's approval of the negotiated conditions.

A motion to recommend the action to the City Council carried unanimously.

3. The agenda item regarding a special exception for an accessory dwelling unit at Glasgow St and Jenkins Creek Rd was removed, and action was focused on refining requirements in the city code regarding Accessory Dwelling Units. In particular, the example of related code adopted in Easton was cited as a reference, defining setback as not forward of the rear of the principal residential building on the property, and height limited to 18 feet.

The corner lot situation was of particular interest, and language was adopted from neighboring municipalities, where corner lots were defined as having 2 front and 2 rear boundaries, thus restricting set-backs to definitions to related rules.

The updated recommendation was also forwarded to the City Council unanimously.

4. Bee keeping within city limits was the next topic. This was not represented in the current city code, and required introducing a multi-page section to address this silence. Key elements here, adopted from other examples, were limits of 200' between any hive locations, with the number of hives limited to 2 per 1/4 acre, 6 over 1/2 acre, and 8 on lots larger than one acre. Flyway management is required with a 6 ft fence at property boundaries to ensure traffic is above normal street level adjacent to the property.

Three members of the Commission cited allergies to bee stings in their concerns over such a permitted use. The applicant requesting pollenation bee hives at 611 Locust St spoke about the

state regulatory requirements, species selections, and general practices that she believed made bees good neighbors. A modification was proposed to require notification of neighbors within 200 ft of an installation prior to granting a use in the future.

The motion to forward this to the City Council carried 3 to 2.

5. The Hyatt's request for a new sign on route 50, in the form of a lighthouse, was reviewed and discussed. There was general acceptance of the concept and proposed execution. The commission's exception was required since the sign is of significantly larger scale than the code defines.

The commission granted the application unanimously.

6. The final major topic was a food trailer behind the Overflow Cafe at 400 Muir, and the corner with Academy. Dudley Parr, the pastor at Fresh Expressions, is seeking permission to add a 20x8 kitchen facility to the Overflow Cafe in the form of a portable kitchen parked behind a building on the property. This would be connected to utilities and water on the property but could be deployed off site to support remote operations.

There was concern about the impact of permitting this use, and advantages this might afford similar operations competing with Cambridge restaurants and bars. The pastor plead his case as a charitable organization focused on job training, but the principal issue here was not permission for the use but the fact that the city code was completely silent on this type of application.

A compromise solution was proposed and adopted. The commission felt this particular use had its own merit, and would recommend that the City Council adopt a resolution for DPW/Planning to draft suitable guidelines for such as use. This resolution would make such a use permitted but would leave the proprietor open to risk that the final code may not fit his specific application.

7. Discussion items remaining on the agenda were focused on outlining recommendations for future action reagerding food trailers in the downtown waterfront development district (a recurring topic), food carts, and the use of turkey wire fencing.