**CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS**

**Notes on Cambridge Planning & Zoning Commission Meeting**

**July 10, 2018**

**305 Gay Street, 6:00 pm**

**Mobile Food Establishments or Food Trucks**

Extensive discussion related to Food Trucks. Existing code did not permit Food Trucks. The City Council and the Planning Commission engaged in an effort to establish balanced regulations that permitted food trucks, while protecting our brick & mortar establishments.

*Highlights of what the Planning Commission approved:*

*- Food Trucks will permitted in core (think High, Poplar and Race area) when associated with an existing brick & mortar establishment.*

*- Food Trucks not associated with a brick & mortar establishment are permitted in the general commercial, industrial and institutional zones.*

*- Parking regulations to be established that would permit food trucks to occupy one or more spaces in a public right-of-way for a certain period of time.*

*- Requires generators operate below certain decibel levels.*

*- Food Trucks must be located 300’ from a brick & mortar restaurant, when not associated with that restaurant.*

**Egypt Road Solar Energy Systems**

Substantial discussion related to landscape buffer around the solar facility planned for Egypt Road. Planning Commission approved a 75 foot buffer which includes 10 foot pollinator plantings 47 foot vegetative screes and grass access road, including two rows of trees, 7-8 feet in height which is believed sufficient to screen the solar panels. Interestingly, the solar developer also referenced a desire to retain the platted lots (700-800) for future use. However, the area has already been re-zoned to Resource Conservation.

**Chesapeake Drive Industrial Buildings**

Planning Commission approved preliminary site plan related to two new industrial buildings to be constructed on Chesapeake Drive by Hank Warner. Next step is to move forward to final site plan.

**Waugh Church Parking Lot**

Planning Commission approved preliminary site plan to redevelop a lot between Waugh Church and the Woman’s Club on High Street. Substantial grant funds will provide a nicely landscaped and environmentally friendly parking area available to the public.

**Medical Marijuana Facility Signage**

A medical marijuana distribution facility will open in the old “Crusader Mart” at the corner of Meteor Avenue and Crusader Road. The developer’s representative took issue with the smaller signage that is permitted for this type of facility, compared with other establishments, and stated it was against Maryland law. The Planning Commission asked that the applicant provide a letter stating which provision of State Code they believed was being violated for review by the City Attorney.

**Non Conforming Uses**

Some of the larger apartment facilities, constructed for the purpose of multi-family (an example is Fox Tail Crossing) are no longer conforming to the current zoning for that area. This is presenting an issue with obtaining HUD and other financing needed to renovate and maintain the facilities. The Planning Officer will provide some proposed modifications to the UDC to address this issue.

*Judd’s editorial: It is important to perhaps define the original intent behind the construction. We want to preserve our ability to return single-family homes converted to multi-family homes to the original and appropriate use for the neighborhood.*

**Meadow Avenue**

The old Meadow Avenue Store, now home to Anchor Point, has a non-conforming sign on the roof. Owner kindly agreed to relocate to an appropriate, conforming location on the building.