



# CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

## UPCOMING MEETING DATES

*All Meetings will be held at the WHCP Meeting Room  
516 Race Street, Cambridge, MD 21613*

### 2019

Saturday, January 12, 10:00 am,  
Saturday, March 9, 10:00 am  
Thursday, May 9, 7:00 pm  
Thursday, July 11, 7:00 pm  
Thursday, September 12, 7:00 pm  
Saturday, November 9, 10:00 am

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## BOARD OF DIRECTORS MEETING

**November 10, 2018**

### MINUTES

**Board Members Present:** Chuck McFadden (President), Judd Vickers (Vice President), Mary Ellen Jesien (Treasurer), Tom Puglisi (Secretary), Michelle Barnes (Membership Director), Greg Boss, Roman Jesien, and Sharon Smith, constituting a Quorum of the Board (8 of 10 members being present)

**Board Members Absent:** Frank Cooke and Dave Thatcher

CAN Vice-President Judd Vickers called the meeting to order at 10 am. Approximately 15 individuals were present when the meeting began.

- 1. Approval of Minutes.** Judd Vickers made, and Tom Puglisi seconded, a motion that the Board approve the minutes of the July 12 Board meeting. The motion was approved 8-0.
- 2. Treasurer's Report.** CAN Treasurer Mary Ellen Jesien reported that CAN's treasury currently holds \$1453.08.
- 3. Nominating Committee Report.** Per the CAN Bylaws, Vice-President Judd Vickers is chairing a Nominating Committee (Judd Vickers, Tom Puglisi, Janet Boss, Roman Jesien) to identify candidates to fill upcoming Board of Director vacancies. Current Board Members Chuck McFadden (President), Mary Ellen Jesien (Treasurer), Michelle Barnes (Membership Director), Dave Thatcher, and Roman Jesien have agreed to be nominated for another 2-year term. Frank Cooke has decided not to be nominated.

Additional nominations are needed to fill at least one, and possibly two, Board vacancies. Nominees must be CAN members who reside within the City of Cambridge. Per the Bylaws, additional nominations submitted in writing to the CAN Secretary at least 30 days prior to the January 12, 2019 meeting (i.e., no later than December 13, 2018) will also be placed on the ballot, and CAN members will vote on candidates at the January 12 meeting in accordance with the CAN Bylaws. **PLEASE CONTACT TOM PUGLISI ([tom.puglisi@comcast.net](mailto:tom.puglisi@comcast.net)) AS SOON AS POSSIBLE IF YOU ARE INTERESTED IN BEING NOMINATED!!**

- 4. Waterfront Redevelopment Project.** Tom Puglisi provided a summary of the October 29, 2018 Public Meeting on zoning changes being proposed to foster redevelopment of the Sailwinds and adjacent waterfront properties. The Planning and Zoning Commission and City Staff believe that the current "Commercial Mixed Use" zoning for the properties would result in designs that are overly uniform and commercial in appearance, and not in keeping with the City's vision for a unique and forward-looking space that would attract people and businesses to Cambridge. The proposed code changes would permit development proposals utilizing any of six existing "Form-Based Code Standards" that are already being used in selected areas of the City. The resulting code change would give developers more flexibility as compared to the current "Commercial Mixed Use" but provide them with concrete standards as described in the six "Form-Based Code Standards" already used within the City (see CAN website at <https://cambridgecan.org/can-notes-oct-29-public-meeting-on-rezoning-of-waterfront-development-area/>).
- 5. Mill Street School Development Project.** Judd Vickers provided a summary of the October 30 Public Meeting on zoning changes being proposed to foster development of the property at Mill and School Streets. In 2013/2014, the City Council approved a project for renovation of the historic school building as a residential condominium, along with additional residences to be built on property. However, the developer did not file condominium papers in time, and subsequent implementation of the City's Unified Development (Zoning) Code has resulted in the need to rezone the property if development is to occur along the lines proposed in 2013/2014. Everyone seems to agree that options need to be explored for development of the property and prevent further deterioration of the existing building. Judd indicated that the City may be considering holding another public meeting in December to discuss the property. Judd proposed that he and Sharon Smith meet with City Planner Pat Escher to facilitate setting up a productive meeting to explore options for development of the property. CAN could offer to host a meeting at a neutral location to serve as a first step in productive discussion. Prior to such a meeting CAN, would try to survey the property's neighbors on Mill, School, and Choptank Streets to determine what they really want. **Judd and Sharon will attempt to meet with Ms. Escher to start the process.**
- 6. Discussion of CAN's roles and strategies going forward.** Discussion ensued as follows regarding CAN's roles and strategies for ensuring develop of these and other properties in a way that benefits all of Cambridge:

- It has been determined that all meetings of the newly created Cambridge Waterfront Development Corporation must be open to the public. CAN will need to monitor those meetings closely.
- The Sailwinds property currently includes requirements for open space that we don't want to lose. CAN needs to ensure public access to the waterfront.
- CAN needs more information before taking a position on the form-based zoning proposal.
- One significant challenge will be to develop this property in a way that does not destroy the downtown.
- CAN needs volunteers to follow the Sailwinds project and keep members updated.
- Although Pine Street is a federally recognized historic area, it is not protected by an Historic Preservation Commission. Pine Street has great potential for the development of Cambridge.
- CAN needs to figure out how it wants to be involved in the overall process of development throughout Cambridge. CAN has the potential to broaden its relevance to all areas of the City.
- CAN needs a campaign strategy to engage communities beyond the West End. CAN needs concrete products, like newsletter articles and forums, to educate and involve the wider Cambridge community.
- CAN could add value by fostering development of a strategic vision that integrates all areas of the City. CAN could provide briefings, newspaper articles, forums, and other educational mechanisms to involve the entire City in developing this broad vision.
- Sharon Smith will chair a new committee to move these ideas forward, including Michelle Barnes, Greg Boss, Basil Calomeris, Rick Klepfer, and Judd Vickers as members. *[NOTE: This new "Strategic Development and Monitoring Committee" will tie together "big picture" planning issues within the City, such as the development of the Sailwinds/Waterfront properties, Pine Street revitalization, the Richardson Museum Cambridge Creek property, the Mill Street School property, the Cambridge Marketplace and Medical Center property on route 50, and any other major development projects. The "Strategic Development and Monitoring Committee" will keep track of these slow moving projects and develop a CAN position, where needed. The Housing Quality Committee chaired by Judd Vickers will continue to focus on housing quality, zoning code changes, multiple family dwelling issues, code violations, etc.]*

Roman Jesien made a motion (seconded by Tom Puglisi) to adjourn the meeting, and the meeting was adjourned at 11:30 am.