



UPCOMING MEETING DATES

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

2018

Saturday, November 10, 10:00 am

*Brief review of Oct 29 & Oct 30 public meetings on Sailwinds & Mill Street projects
Discussion on how CAN members want to engage these projects moving forward
Nominations Requested for CAN Board of Directors*

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

All CAN Board meetings are open to the public. Everyone interested in CAN is invited to attend.

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CURRENT LINKS:

- CAN Executive Committee Meeting Minutes - October 4, 2018
<https://cambridgecan.org/category/news/can-news/>
- Commissioner’s Corner –
 - Ward 1: Cambridge Matters: Messages from Commissioner Steve Rideout
<https://cambridgecan.org/category/news/commissioner-posts/>

**CAN INVITES MESSAGES FROM ALL FIVE CITY COUNCIL COMMISSIONERS
FOR INCLUSION IN THE CAN NEWSLETTER AND WEBSITE. STAY TUNED!**

VICE PRESIDENT'S MESSAGE - Sailwinds & Mill Street Projects - How to Engage Going Forward

Two important public meetings were held recently that have generated high levels of interest among CAN members and the larger Cambridge Community.

On October 29, Cambridge City Planners described the Race Street restoration project, as well as proposed code changes intended to foster the development of the Sailwinds waterfront property, and the new City Code Enforcement Supervisor described her vision for enhanced enforcement of zoning codes.

On October 30, City Planners discussed proposed changes to the current zoning code that would be needed to move forward with development of the school property at Mill and School Streets along the lines proposed several years ago. Attendees asked many questions about options for future development of the property.

At our November 10th meeting, discussion will focus on how CAN should engage the planning process in a positive way to foster community involvement in developing consensus outcomes for both of these properties going forward.

Judd Vickers, Vice-President, CAN

NOMINATIONS REQUESTED FOR CAN BOARD OF DIRECTORS

Per the Bylaws of the Cambridge Association of Neighborhoods (Article VIII, Section 1, *see CAN website at <https://cambridgecan.org/wp-content/uploads/2017/03/CAN-Bylaws-Final.pdf>*), CAN Vice-President Judd Vickers is chairing a Nominating Committee 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 (whose terms will expire in January 2019) have agreed to be nominated for another 2-year term, but 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.

PLEASE CONTACT JUDD VICKERS (<mailto:judd.vickers@gmail.com>) AS SOON AS POSSIBLE IF YOU ARE INTERESTED IN BEING NOMINATED!!

The Nominating Committee will announce a preliminary slate of candidates at the Board of Directors Meeting on November 10, 2018, and these candidates will be included on the ballot to be presented at the Annual CAN Business Meeting on Saturday, January 12, 2019.

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.

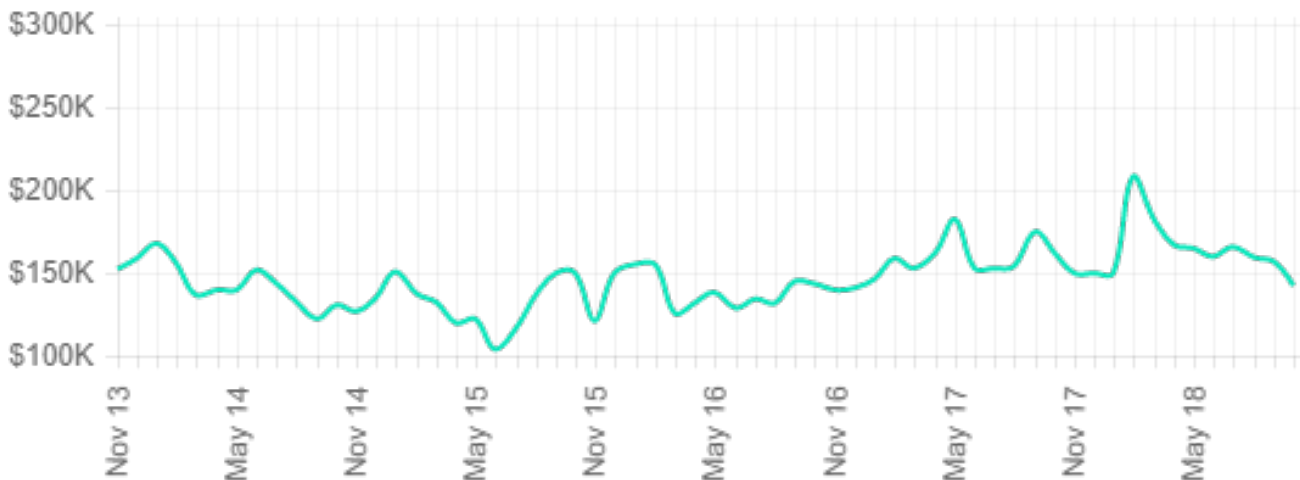
Per the Bylaws, absentee votes will be accepted if submitted to the CAN Secretary seven (7) days in advance of the meeting (Article VIII, Section 1 and Article IV, Section 3).

CAMBRIDGE REAL ESTATE TRENDS

Sales: Currently, there are about 180 homes for sale in the Cambridge area. They include 159 single family homes, 6 condos, 12 townhomes, 1 multi-family unit, and 2 mobile homes. In October, according to Realtor.com, 17 single family homes, and 5 condo sales were completed, varying in price from \$592,500 to \$29,000. They are:

404 Talbot Ave, \$153,000	317 Old Squaw Ct, \$125,000	801 Kim Dr, \$592,500
700 Cattail Cv Unit 105, \$175,000	Merryweather Dr, \$106,000	5114 North Dr, \$428,750
5523 Whitehall Rd, \$300,000	2700 Will. Oak 103C, \$342,000	100 Talbot Ave, \$270,000
823 Ames Ct, \$81,500	2 Oakley St, \$282,500	900 Marshy CV 106, \$188,000
2343 Jenkins Creek Rd, \$235,000	922 Race St, \$46,000	714 Glasgow St, \$145,000
2036 Dailsville Rd, \$42,000	108 Oak St, \$210,000	325 Shipyard Dr 71, \$155,000
1 Merryweather Dr, \$97,125	610 Water St, \$250,000	5324 Cedar Dr, \$249,000
5452 Ragged Pt Rd, \$29,500		

Median Sales Price: Given the relatively small number of sales, median sales prices can vary quite a bit from month to month. With this in mind, this graph shows the median sales price trend over the last five years for the Cambridge area (source: Trulia). Since November 2013, monthly median sales prices have been as high as \$208,000 in February of 2018, and as low as \$104,250 in June of 2015. For October 2018, the median sales price was \$142,500, down from \$160,000 in June.



Home Values: Zillow estimates the median home values (not sales prices) over time. According to a Zillow report, the median home value in Cambridge is \$134,500. Cambridge home values have gone up 2.0% over the past year and Zillow predicts they will rise 4.2% within the next year. The median sales price of homes currently listed in Cambridge is \$238,620.

Neighborhood Developments:

The City of Cambridge offers many resources to its residents. Here are a few you may find interesting:

Façade Improvement Program:

Based upon a \$15,000 limit, Cambridge residential owner-occupied properties are eligible to receive up to 50% – or \$7,500 — for qualified projects. Businesses can also receive 50% or up to \$7,500 for qualifying projects. All eligible façade improvement projects are funded on a reimbursable basis after being pre-approved on a first come, first serve basis.

Find out more about the program by reading the Residential and Commercial fact sheets. It's easy to apply, and you can find more information at <https://www.choosecambridge.com/319/Facade-Improvement-Program> and <https://www.choosecambridge.com/DocumentCenter/View/977/Fact-SheetResidential-Facade-2018?bidId=>.

Crime Reports:

The Cambridge Police Department provides a very detailed map of recent crimes and where they occurred at <http://www.communitycrimemap.com/?address=CambridgeMD>. The statistics for October include 27 thefts, 13 residential burglaries, and 14 other crimes.

Revised 2018 Cambridge Historic District Design Guidelines:

“To accomplish the goal of preserving historical heritage, the Historic Preservation Commission (HPC) (<http://md-cambridge.civicplus.com/206/Historic-Preservation-Commission>) is required to review and issue Certificates of Appropriateness (COA's) for all exterior alterations to property in Cambridge's historic district, including alterations that cannot be seen from the street or water based on Guidelines adopted by the City. This includes restoration, rehabilitation, new construction, renovations, and major landscaping as well as replacing building components, such as roofs, doors, windows, porches, railings, and curb cuts.”

To expedite the approval process, the HPC recently revised its guidelines. “In general, the revised *2018 Cambridge Historic District Design Guidelines* can be summed up as follows: preserve and maintain historic elements; if they need repair, use in-kind materials; if they need replacement, use in-kind materials if possible or substitute /synthetic materials if in-kind materials are not available or prohibitively expensive.”

“The streamlining of the process, with increased administrative reviews, project coordination between Staff and contractors, and more clarity in the process, should allow the HPC approval process to become more efficient and be regarded as an asset to investing in the Historic District rather than a hindrance to the desire of acquiring and restoring historic homes.” The 2018 Guidelines are available at <https://www.choosecambridge.com/DocumentCenter/View/1648/A1-2018-Cambridge-Historic-District-Design-Guidelines-Part-1>, with guidance as to how to apply for a COA Additional information, including a Summary of the Guidelines (Appendix A), a list of Additional (substitute) Materials, and an Administrative Review Chart are provided at <http://md-cambridge.civicplus.com/206/Historic-Preservation-Commission>.

- Martha & Fred Phillips-Patrick

CAN's MISSION & MEMBERSHIP

The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to (a) enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance; and (b) protect and enhance the value of properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission. CAN welcomes members from **any and all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. Membership information is available on the CAN website at <https://cambridgecan.org/join-can/>

- **CAN's Website** – <https://cambridgecan.org>
 - **CAN on FaceBook** – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
 - **Contact CAN** – CambridgeCAN@yahoo.com
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CAN HOUSING QUALITY COMMITTEE - PLANNING AND ZONING ISSUES

During the Planning and Zoning Commission meeting on August 6, City Planner Ms. Pat Escher invited CAN's input on two proposals that would ease the City's requirement that single-family houses which have been converted to multi-unit dwellings revert back to single-family dwellings following a 90-day period of vacancy. Stay tuned.

As part of its mission, the Housing Quality Committee attends Planning Commission meetings to monitor zoning related issues and reports the information to the Board and Membership. Commission meetings are held the first Tuesday of each month, at City Council Chambers, beginning at 6 pm and lasting about 2 hours. Volunteers attend one to three Commission meetings per year and provide notes summarizing the meeting. *Please contact Judd Vickers at judd.vickers@gmail.com or 410-228-5863 to volunteer.*

CAN NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'

"Neighborhoods" are defined by neighbors willing to work together to address neighborhood concerns. "Neighborhood Captains" organize activities through which people get to know their neighbors, identify concerns, and work together to address those concerns by fostering small neighborhood social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes larger, community-wide events. *Contact Chuck McFadden at Ragtime31@gmail.com or CambridgeCAN@yahoo.com to volunteer.*

CAN COMMUNICATIONS COMMITTEE -- WRITERS NEEDED

CAN'S Communications Committee needs **writers** and photographers to develop articles about CAN and its activities, get them published in local newspapers, and have them promoted by local media *Please contact Tom Puglisi at tom.puglisi@comcast.net or CambridgeCAN@yahoo.com to volunteer.*

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

MIDSHORE MEALS TIL MONDAY

Mid Shore Meals 'til Monday sends food home over the weekends all year round for nearly 250 food-insecure children in Dorchester County. During these summer months, we provide food to children attending summer school at all elementary schools, the Maces Lane STEM program, the Empowerment Center (Flagg Camp), the Judy Center, and New Beginnings, as well as children whose parents are counseled at Clearview Professional Center. For additional information, please visit our Facebook page or our website at <http://www.Midshoremealstilmonday.org>, or call Leslie Bishop, Director, at 703 371-5191.



NATHAN OF DORCHESTER

The Skipjack Nathan of Dorchester sails May through October on the beautiful Choptank River from historic Cambridge. The Nathan was commissioned on July 4, 1994. Funded by contributors and built by volunteers, the Nathan was built to preserve the wooden boat building skills and maritime heritage of the region. She was the last Skipjack to be built as an oyster dredge boat. The Nathan is always on the lookout for experienced volunteers and licensed Captains. For information call 410-228-7141, access our website at www.skipjack-nathan.org, or email us at info@skipjack-nathan.org.

SHORERIVERS / CHOPTANK RIVERKEEPER

ShoreRivers is taking its water quality monitoring data to the next level with its RiverWatch platform, which allows the public to see grades for the sampling stations as data are collected throughout the sampling season. Read more about the Choptank at <https://www.shorerivers.org/choptank>.

ShoreRiver Events

- **Wild and Scenic Film Festival.** November 16, 2018. 5:00 pm - Cocktail Party, Silent Auction and "River of Giving" at Tidewater Inn. 7:00 pm - Film Program and "River of Giving" at Avalon Theatre. For more information, visit <https://www.shorerivers.org/events-1/wild-and-scenic-film-festival-2018>.

SHORERIVERS PRESENTS

9th Annual

 **WILD & SCENIC**® FILM FESTIVAL

An event to benefit



SHORE RIVERS

FRIDAY, NOVEMBER 16, 2018
Cocktails 5 p.m. Tidewater Inn
Films 7 p.m. Avalon Theatre

PREMIER TICKETS \$100
Cocktail Party & Films

Buy tickets or become a sponsor
shorerivers.org | 443-385-0511

FILM ONLY TICKETS \$40