

Planning Commission Notes – February 5, 2019 Meeting – Submitted by Judd Vickers

Old Business –

PZ 2016-006 – PC approved preliminary site plan for Goodwill Store in Cambridge Marketplace. Two Commissioners raised concerns related drop off locations related to second hand donations (which would be in the rear) and general affect on attracting other tenants. Other updates related to Cambridge Marketplace are that a Wendy's is likely, Chick-fil-A is still a possibility, Medical facility relocation from Dorchester General is moving forward and a grocery store is out of the picture.

My observation: If I'm counting correctly, Goodwill will be the 5th thrift store in Cambridge and it is very disappointing we are not attracting a new grocery tenant. Starbucks is a nice addition.

PZ 2019-003 – PC approved for Cultra Facility to move forward to a final site plan. This is the medical marijuana growth and production facility at 10 Washington Street. Substantial addition to the existing building is planned, as well as an outdoor growth area with a retractable cover. Site is approximately 11.5 acres.

No New Business

Public Hearing Deferred on a request to allow non-permitted uses to be allowed to be established prior to amending the UDC as long as they meet specific criteria.

My observation: We need to keep a close eye on this matter.

Discussion –

Text amendment process discussion related to amendments passed by the PC and forwarded to Council, then pulled prior to being voted on by full Council. PC wants to be more careful and conduct additional outreach on changes initiated by the PC.

The side yard setbacks in the Downtown Waterfront Development District, Neighborhood sub-district, which previously referenced the NC-3 standards, were changed in 2017 to comply with the International Building Code. This change would facilitate in-fill development of smaller lots with single family homes. Several lots are being improved with new construction from Habitat. New construction requires additional fire protection, including but not limited to, having the homes install a sprinkling system. Some residents have voiced concerns regarding smaller setbacks on some of these lots, some of which are only 30-33 feet wide. The smaller setbacks are similar to some of the older, existing construction. PC to hold a work session with Council in the future.