

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

No Old Business

New Business:

PZ 2016-017 – PC referred exemption from off street parking requirement to Board of Appeals for 822/824 Locust. Exemption will provide area for outdoor dining. Location of the old Hyser's (formerly Harrison's) confectionary to become a new café, opening in late 2019.

PZ 2019-008 – PC approved conceptual parking plan configuration on parking lot contiguous to Black Water Bakery at 429 Race. Combination of public and private dollars will resurface parking areas, provide for more attractive landscaping and outdoor seating.

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

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

Discussion –

1. Potential rezoning of a parcel fronting on Park Lane and located to the rear of 423 High Street. Owner wants parcels to be zoned consistently and combined. Rezoning may not be necessary for the intended use, which appears to be open space.
2. Architecturally and historically significant 202 High Street has been utilized as a law office for almost its entire existence. Exterior renovation almost complete following major fire in mid-2000's. Owner wants to retain previous office type use, which is no longer consistent with UDC. PC discussed this use moving forward as special exception. A neighbor expressed support that this structure be permitted an office type use. However, also indicated concern with any types of commercial uses moving further down High Street toward Long Wharf, given the residential character of the neighborhood and many commercial vacancies downtown.
3. TA 2019-008 – Non-tidal wetland buffer – deferred.
4. TA 2019-001 – 201 Mill Street (old Academy School). Continued discussion related to adaptive reuse of the property, including proposed zoning change to NC-3 overlay that would provide a multi-family use. CAN reiterated its position of support for the overlay, only if the school were to be saved and used as part of the adaptive reuse. CAN indicated that if the school were not able to be saved, the zoning should revert to the underlying NC-3. Several neighbors spoke, some indicated support to the adaptive reuse and others indicating concern of the impact of a zoning change and density. A representative of the developer/owner indicated that renovation of the school was not financially feasible as the first stage of the project and would need to occur after newer structure was built.
5. Pine Street Neighborhood Revitalization – deferred.

6. Community Solar Fields – Discussion related to a proposal to install a solar energy system on a parcel located in the area behind the Salvation Army Store on Rt. 50. An array of the proposed size in the General Commercial is not currently permitted.
7. Small Cell Design Standards – FCC legislation and potential impacts on Cambridge – recent FCC ruling appears to limit the ability of local jurisdictions to govern the placement of equipment and antennae related to the implementation of 5G (*I had to leave the meeting at this point and am not able to elaborate on this discussion*).
8. Process for uses that are not permitted in the UDC – deferred.