**Planning & Zoning Notes : 5/15/19**

No old business

***New Business***

1. PZ 2016: 006 Cambridge Marketplace. Phase 2 Amendment regarding Wendy’s pad at Cambridge Marketplace.
	1. Previously presented options for architecture where they were asked to look at other options and given suggestions.
	2. New version includes different façade(grey to be consistent with other buildings), new awning, new signage, enhanced landscaping, 3 sides with sidewalks, seating outside, bike rack, entrance from Rt. 50 and side road, 28 parking spaces, storm water in back.
	3. Requested 2 waivers- Landscape strips of 10’ islands (delivery trucks won’t be able to access/turn) – while putting more landscape around bldg.. : ask to do 8’ islands (which is consistent with Starbucks and Taco Bell)
	4. Preliminary unanimous approval.
2. PZ 2019- 011 Cambridge Marketplace Phase 3. Concept Plan for UMSMC
	1. Conceptual at this point: façade brick and cast stone). More architectural ‘tweeks’ and changes to come.
	2. The MRI will be in a TRAILER . Comment that it has to be separate from the 2 buildings for regulatory reasons so that both the ER and the medical building can access. Reason for it being a TRAILER not a building was given as “trailer allows for upgrade and moving to other facilities”. Comment by Bill Craig: ‘people who have used trailer at the Idlewild facility in Easton hate it and say they won’t go back- extremely loud and horrible space.’
	3. Stand alone ER facility. May still be changed in look and ‘rotated’- aware that if they rotate they must pay attention to how it looks from different angles.
	4. 3 access points including ER room and separate ambulance entrance, and may keep existing side road access at Woods Road.
	5. Comments by architect: wants all of the facilities to essentially look the same so going to any of their facilities on the shore people can ‘recognize’ them as the same. Bill Craig expresses concern that this is not going to look like it belongs in Cambridge and not have a “Cambridge” look- suggest Pat Escher take them around to see the type of design architecture that would be consistent – no positive reaction to that comment.
	6. Pat Escher comments: Bldg may get rotated 90 degrees, and may try to pull the bldg.. forward closer to the roadway to reduce surface parking in front & make it more prominent. ; trying to create an urban street walk at the front.
	7. Healipad may or may not be fenced depending on design and size.
	8. Concept plan accepted: recognizing that it may change significantly still.

***Discussion Items***

1. Working Waterfront Plan- deferred until July
2. ADA Parking at Goodwill: Commissioner Burroughs stands down to comment as a private citizen
	1. 14 spaces currently proposed with 8 being van accessible- 4 in front and 4 in close proximity, 2 handicapped. All in compliance with ADA Standards
	2. Dave Cannon – discusses ADA committee and asks that any P&Z in future with ADA considerations be specifically directed to them (Pat Escher comments that Herve sees everything coming into P&Z and is part of ADA committee so can just self refer); comments that ADA committee had fallen off but is now active again; comments that he is concerned that there will be a lot of handicapped and elderly using Goodwill so more ADA compliant spots the better.
	3. Burroughs recommends adding 2 more handicap spaces for 4 total.
	4. Approve total of 4 handicap spaces
3. 609 Locust St. : requesting zoning to move from commercial to both residential and commercial.
	1. Owner asking for a modification of zoning b/c it is not really getting interest a commercial space.
	2. Discussion that they need to consider this more broadly b/c this means that they would be applying this to any currently zoned commercial to be considered for a change to residential.
	3. Discussion of downtown—core downtown does not require parking available to building; adjacent to core downtown requires parking for building or sufficient parking on street: Pat Escher raises discussion that she has to consider whether parking requirement needs to be addressed here.
	4. Discussion that there has to be substantiation that the building was once used for residential on both sides not commercial. Michelle Barnes spoke- previously owned the building and knew it to be used as residential on both sides.