

Planning Commission Notes – March 3, 2020 – Submitted by Judd Vickers

Mary Losty is the new Chair and is the first woman to be Commission Chair! Many congratulations!

February Meeting Minutes approved.

Old Business: *None*

New Business:

PZ 2020-004 – Deferred - 2737 Dorchester Square – concept plan for proposed retail at the site of the old Metro Grocery; note that this is also owned by the same developer as the Cambridge Marketplace.

PZ 2020-005 – Planning Commission recommended proceeding with a concept plan for 142 Rambler Road (which is a paper street in this area). Parcel fronts on Meteor Avenue and is located between Exxon and the Medical Marijuana Pharmacy. Property owner will construct an 80X120 building for a sports café and billiard hall, capable of hosting billiard tournaments. The parcel is 1.14 acres and is zoned commercial, the use is permitted by right and shared access may be developed with the adjacent Pharmacy. Food will be served, and the owner intends to apply for a beer and wine license.

Public Hearing: *None*

Discussion Items:

- Cambridge Waterfront Development Inc. – Sandra Tripp-Jones presented an update on the Sailwinds/Dorchester General property. Three parties have expressed preliminary interest: 1) RAR for a possible 2nd Brew Public Location with events space; 2) Yacht Maintenance might want additional acreage for expansion for larger cranes; and 3) Peregrine Senior Living of Syracuse New York has an interest in developing an assisted living with a focus on memory care. Note that 1 and 2 are proposed for Phase I and the assisted living in Phase II. A concept plan is attached for clarification. Other potential ideas are bike and walking paths, marina space, relocation of an historic African American chapel. Commission members expressed some concern with locating an assisted living facility in an area slated for waterfront economic development. Sandra indicated the concept had evolved from an initial consideration that Dorchester General might be saved, and that the assisted living could potentially be a buffer along between the existing residential neighborhoods and the areas intended for more intense commercial development.
- Working Waterfront Plan – Commission voted to send to City Council certain portions of the Working Waterfront Plan for adoption. Some portions of the Plan would be deferred until the Comprehensive Plan process and some sections are to be eliminated. Link for

more info on working waterfronts:

<https://dnr.maryland.gov/ccs/Pages/workingwaterfronts.aspx>

- 120 Choptank Avenue – The building is owned by Brian Roche and was Maguire’s Grocery many years ago, with two apartments above. After the grocery closed, it was used as four, two-bedroom apartments until a fire. There are now only two apartments in use and Brian wants to renovate in an historic manner to possibly pay tribute to the old store front, even though it would remain a residential use. Concepts are potentially two townhome style units, or three loft style apartments intended for an individual or couple. Either outcome would improve the appearance and reduce density from the original four units. It is important to note that this was never a single-family residence and falls under the Corner Store/Commercial Use definition in the UDC. Brian stated that he in no way wanted this to compromise the ability of the City to return multi-family conversions back to their single-family use when possible and Pat Escher confirmed that it would not set any precedent. The Planning Commission referred this matter to the Board of Zoning Appeals for further consideration. HPC approvals will also be required for any exterior work.
- The Commission will consider potential changes to the sign ordinance to address murals that are painted on building walls, to be discussed further at future meetings.