

Planning Commission Notes – May 5, 2020 – Submitted by Judd Vickers

The April meeting of the Planning Commission was cancelled due to the Coronavirus and the May meeting is the first held (very successfully) via WebEx!

March Meeting Minutes approved.

Old Business: *None*

New Business:

PZ 2020-003 – Special Exception for a proposal to open a church at 610 Hubert Street. Building was formerly utilized as a church, and has been closed for several years. Neighbors have indicated support. Planning Commission recommended the special exception be referred to the Board of Appeals for the necessary approval.

PZ 2020-007 & 008 – Special Exception for a produce stand at Cedar Street, as well as the corner of Washington and Race Streets, both to be operated by Emmett Dunnock. Mr. Dunnock has previously operated produce stands at these locations with the support of the neighborhood. Planning Commission recommended the special exceptions for the produce stands be referred to the Board of Appeals for the necessary approval.

Public Hearing: *None*

Discussion Items:

- PZ 2020-006 – This item was deferred until a later meeting. The applicant is seeking a Master Plan Amendment for the Hyatt to revise the Hotel Expansion Commercial to a change to a residential designation to allow multifamily units potentially similar to the Beazer condos and townhomes that were constructed adjacent to the hotel. Essentially, the original concept for the Hotel Expansion Commercial was to provide for time-share type units to be constructed. There is not a market perceived for time-share units and the developer wants to pursue an alternate type of condo and/or townhome type development.
- CWDI (Cambridge Waterfront Development Initiative) – Ongoing Sailwinds/Port Property planning has been deferred due to a future meeting due to the coronavirus.
- Proposed mural guidelines discussed, murals are considered a work of expression of art, rather than a commercial advertisement and as such should have a bit of a different permitting process.
- Approve MD State Development Report. The City has to report annually the number of residential units built to the State. In 2019, seventeen new single family units were built.