

Planning Commission Notes – June 2, 2020 – Submitted by Judd Vickers

The June meeting of the Planning Commission was conducted via WebEx.

Support materials related to the meeting can be viewed at:

https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/_06022020-767?packet=true

May Meeting Minutes approved.

Great Marsh Park Update – Larry White, Engineer, together with Herve Hamon, Assistant City Planner, have been working on a plan for Sea Level Rise/Flood Protection at Great Marsh Park. They presented their report which is available online under the Planning Commission’s Agenda web page. Possible options could be a flood wall or levee for longer term protection. This is an ongoing process, working together with FEMA.

Old Business:

PZ 2020-005 – Planning Commission approved preliminary plan for Billiards Hall at 142 Rambler Road, which included review of roofing, siding and landscaping. Site to feature 8 parking spaces for bicycles.

From 3/3/2020 meeting: 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.

PZ 2020-010 – Planning Commission approved Ryan Homes to proceed with a plan to build single family-homes on N/S Rt. 343 (Waterford) and a mix of single-family homes and townhomes on S/S Rt. 343 (Heron Point). Entry price point will be \$220,000 and will focus on renters that want to become first- time homebuyers, with 4 single-family floorplans, and one townhome floorplan. Ryan Homes coordinating with State of Maryland regarding access improvements to Rt. 343. Ryan is currently building in Longboat Estates.

New Business: N/A

Public Hearing:

TA 2020-005 – Planning Commission recommending sending to City Council for approval an Amendment to Section 2.4.3 PWCD (Sailwinds area) and PWRD (Hyatt area) Developments. In general, this allows master plans that existed before the adoption of the UDC to make certain amendments. Specifically, the change focuses on the Hyatt property and would allow a change from time-share type development to townhome or condominium.

From 5/5/2020 Meeting: 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.

- Mural Guidelines were also discussed and would likely be added as an Appendix to the UDC for further guidance. (Available on line PZ Agenda web page)
- New UMMS facility on Rt. 50 slated for completion in August 2021.
- Wendy's to start construction this summer, and will be adjacent to the new UMMS facility.