

## Planning Commission Notes – July 7, 2020 – Submitted by Judd Vickers

*The July 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/07072020-779?packet=true>

### Old Business:

TA 2020-005 Text Amendment to PWCD and PWRD – additional discussion.

The PWCD (Sailwinds area) and PWRD (Hyatt area) designations were a product of the 2003 zoning code. The UDC deferred to these two designations, allowing them to continue, and to be amended by the Planning Commission, if the change does not have an adverse use, or impact on any other properties, subject to public hearings, including by the City Council. The proposed ordinance would allow the Planning Commission to make final decisions on changes to the Master Plan. The Planning Commission approved sending the Text Amendment to the City Council. Update, the City Council declined to approve the Text Amendment at its 7/13/2020 meeting, citing the Council should have the final review and approval of significant changes in PWCD and PWRD zoned areas.

From Prior Planning Commission Notes:

*From 6/2/2020 Meeting: 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.*

New Business: PZ2021-001 – Dorchester Square concept plan for two commercial buildings deferred to future meeting at applicant's request.

Discussion Items:

1. TA 2021-001 Amend Section 6.5.3 to remove referenced to artwork painted on a building. *Mural guidelines that are being proposed would likely make references to artwork painted on a building obsolete. There was additional discussion related to the timing of placement of political signs, as it relates to a candidate's filing status, but this is likely a charter issue and not under the jurisdiction of the Planning Commission. Further discussion required.*
2. TA 2021-002 Amend Section 5.1.4 to correct discrepancies. *Correct inconsistencies in UDC regarding fences. Planning Commission voted to move forward with proposed changes.*
3. TA 2021-003 Amend Section to remove Administrative review from various uses within section 4.2.3. *Prior updates to the UDC allowed for greater Administrative Review for a number of uses. Upon further reflection, many of those uses should require full Planning Commission review due to their affect on the surrounding areas. Planning Commission members will review uses and determine which uses may require Commission review, vs. Administrative.*
4. Gunsmith use in the City of Cambridge. *Request by homeowner, who has repaired and assembled guns at home in the past, to expand and sell firearms from his residence. Code is currently silent on gunsmiths. Planning Commission members expressed concern related to the sale of any type of goods in a residential neighborhood. Gun sales should only be considered for a commercial area, and the Planning Commission would consider changes to allow for gun sales in those areas.*