

## **Planning Commission Notes – August 4, 2020 – Submitted by Judd Vickers**

*The August 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/08042020-799?packet=true>

*June and July minutes approved.*

Old Business: *None*

New Business:

PZ 2021-001 2737 – Planning Commission indicated support of a concept plan for Tractor Supply Co., subject to further review of architectural plan by a sub-committee to be established of certain Planning Commission members. Charlie Fairchild (Developer of Cambridge Marketplace) proposes to develop ½ of the old Metro Grocery building as a Tractor Supply Company. The remaining ½ of the building (which includes the old Blockbuster Video store) will be reserved for future leasing/development.

PZ 2021-002 200 – 7/11 proposed for SE/S of US 50 at Maryland Avenue (208 Sunburst Highway). The development of the site would include approximately 1.29 acres, and also include the acquisition of residential properties located at 601 & 603 Maryland Avenue to mitigate impacts to adjacent residential areas which are zoned NC. Houses at 601 and 603 may be demolished and used as a green space to buffer the adjacent residential neighborhood from the 7/11 development. Significant discussion regarding traffic patterns and access from Maryland Avenue. Application has been deferred until a traffic analysis has been received from the State Highway Administration, and that the applicant provides a traffic parking study showing the impacts of the store on the surrounding neighborhood (parts of Maryland Avenue and Rambler Road).

PZ 2021-003 – Concept plan for Crossroads Community located at 221-229 Washington Street. Mission to teach skills and assist individuals with behavioral health needs to live productive lives. This will not be an overnight facility and would replace an existing facility located at 404 LeCompte Street, operating in that location for 15 years. Proposal is for a new 7,000 square foot facility, constructed on an assembly of smaller lots to comprise approximately ½ acre. Crossroads will meet with Planning staff to further discuss details, including parking lot matters, after which Crossroads will move forward toward a preliminary plan.

Discussion Items:

- TA 2021-002 – Planning Commission approved moving forward to Amend Section 5.1.4 to correct discrepancies regarding fences. Amendment cleans up section and clears up conflicting language regarding the placement of fences, being solid fences, etc.

- Gunsmith – Continued discussion from prior meeting (see below). It appears additional clarification is needed as to what might be permitted with home occupations, as it relates to goods (not services) produced and sold.

*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.*

- TA 2021-001 – Amends Section 6.5.3 to revise language to include reference to the Mural Guidelines. An ordinance will be drafted.
- TA 2021-003 – Planning Commission approved to Amend Section to remove Administrative review from various uses in Section 4.2.3, and clarify temporal housing requirements.
- TA 2021-004 – Planning Commission approved to include the definition of “Aquaculture” in the UDC and add it to the permitted use table in General Commercial, Corridor Mixed Use and Industrial Zoning Districts. An oyster processing and storage business is proposed for Phillips Packing House, Factory F. Additional aquaculture industries might be considering expansion into our community as well.