

## Planning Commission Notes – September 1, 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/09012020-811?packet=true>

*September minutes approved.*

### Old Business:

PZ 2021-001 2737 Dorchester Square – Planning Commission approved preliminary site plan, with modifications to be made based on meeting with Planning Commission sub-committee, and additional changes agreed to with developer at the meeting. Phase II will be subject to further review in the future as development is proposed.

*From 8/4/2020 Meeting: 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.*

New Business or Public Hearings: None

### Discussion Items:

- Text Amendment for Mill Street School – A request for NC-3 Overlay that would be restricted to only the school building portion of the property. This discussion item was deferred until October and proposal can be viewed via the link provided above.
- Text Amendment for setbacks from agricultural ditches – UDC indicates that blue lines shown on the USGS maps are intermittent and/or perennial streams, which require certain setbacks and buffers from development. In fact, it is possible that the USGS maps also reflect agricultural ditches in the same manner, which may not require the same setbacks or buffers. Further information is required to differentiate intermittent and/or perennial streams from agricultural ditches as reflected by USGS. Failure to do so could impact future development. The specific area of concern is along MD16. Planning Commission reached a consensus to move forward with a potential text amendment to resolve.
- Text Amendment request to permit multi-family uses in the Institutional Zone. Proposed amendment is requested to allow continuation of construction by the Dorchester Developmental Unit (DDU) for a 62 plus multi-family complex. Note: this project original started and was approved when the property was zoned R-3, which permitted multi-family. This was zoned as Institutional in the new UDC, which does not permit multi-family in institutional zones. The proposed change would allow multi-family on

institutionally zoned property greater than 2.5 acres that is connected with a community center type program. Planning Commission reached a consensus to move forward with a potential text amendment to resolve.