

## Planning Commission Notes – July 6, 2021 – Submitted by Judd Vickers

*The 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/\\_07062021-978?packet=true](https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/_07062021-978?packet=true)

### Old Business:

PZ – 2021 -011 – Planning Commission approved Concept and Preliminary Plan to construct a new storage building on a lot adjacent to 802 Peachblossom Avenue Property. This approval is contingent upon approval of an amendment later on this agenda related to storage buildings.

*From 6/1/2021: Planning Commission indicated support for a Concept Plan to construct a new storage building on a lot adjacent to 802 Peachblossom Avenue, further modifications of language required. 802 Peachblossom is the location of Travers Electric, and the storage building would be located on the adjacent lot. Typically, a storage, or accessory structure must be located on the lot with the primary structure. One option could be to combine the two lots into one. Another option is to allow for an accessory structure on a separate lot when it is tied to an operating business on the adjacent lot, and not requiring the lots to be combined. In general, it would not be a desirable outcome to allow a proliferation of accessory structures on stand-alone lots when they are not tied to a primary structure, either business or residential.*

### New Business:

PZ – 2022-001 Aldi location at 628 Sunburst highway (Shopping plaza where Walgreen's is located) – Deferred by applicant until August.

### Public Hearing:

Ordinance 1184 – Planning Commission approved an ordinance that would place limitations on density in the 500 block of Race Street (area between Muir to the north and Cemetery and Elm to the south). There are many vacant structures and parcels in this block which are beginning to be redeveloped. The intent of the change is to recognize the transitory nature of the 500 block from the larger downtown buildings found in the 400 block, and the smaller buildings found in the 600 block. Failure to limit density could result in a new structure that has density and height not in keeping with the surrounding area.

### Discussion Items:

- Hyatt – Master Plan Amendment – Charlie Fairchild presented a concept of residential development within the Hyatt property. There would be no change in density (likely up to 275 units), but rather changing lot sizes and relocating single family homes, villas and

townhomes to different areas. Additional amenities would be added for the residences, including pools, playgrounds and tennis courts. Builders are immediately interested in the construction of homes within the Hyatt property, citing demand from people moving west from the Beaches, and east from the larger urban areas. Mr. Fairchild has recently redeveloped the Cambridge Commons Shopping Plaza, as well as the old Metro store building at Dorchester Square Shopping Center. Mr. Fairchild is the contract purchaser of the residential parcels with the Hyatt property and is working with one or more builders for residential construction on those lots. Next step is a master plan amendment.

- Storage Structure vs Outside Storage – Planning Commission approved moving forward with a Text amendment to better define storage within the City, including definitions. Storage buildings are subject to approval by the Planning Commission, or by the Historic Preservation Commission if located within its boundaries. Storage buildings will not be permitted directly on the waterfront. This amendment also includes the ability to locate a storage building used primarily for support of an existing business on an adjacent parcel (see PZ-2021-011 above).
- Discussion of allowing “Medical Cannabis Processing Facility of Consumer Package Goods” as permitted a use with conditions in the General Commercial Zoning District. A limitation of the number of facilities is contemplated. A facility is proposed for 500 Henry Street that would use cannabis related products, to produce additional products, such as edibles. Zoning does not currently provide for this type of production.