

Planning Commission Notes – June 7, 2022 – Submitted by Judd Vickers

The meeting of the Planning Commission was conducted in person and via WebEx.

Introduction of 2 new Planning Commission members (AC Alrey and George Brown) and approval of minutes.

Sailwinds update provided by Matt Leonard of CWDI –

- Demolition is starting on the old Dorchester General Hospital, as well as Governor's Hall. Demolition should be complete in 2022.
- Survey results discussed, which were recently distributed by CAN and are attached to these notes.
- Branding complete.
- RFP to be issued in June for development of the site, which will be reviewed with Planning Commission toward the end of 2022. Proposals will be accepted for the entire site, or the individual parcels.
- \$5 million in funds have already been secured toward the project. It is estimated that \$50 million will be needed for development from the public side (streets, infrastructure, etc.) Ultimately will likely be a \$250-300 million dollar project once private investment is involved.
- 35 acres in entire project – 17-20 acres in development zone, remainder for green/public space.
- Some discussion related to the relocation of the boat ramp to another area of the site, which might be further reviewed upon the receipt of proposals.

New Business:

PZ 2022-015 – The Planning Commission reviewed and commented on a Concept Plan for Dunkin Donuts on US50. Dunkin plans to construct a new building behind the existing one (they will continue to operate in the existing space). The project will improve parking and drive-through service and will also involve the acquisition and demolition of an adjacent building. A smaller group of Commission members will form an architectural review committee.

Public Hearing:

TA 2022-007 – The Planning Commission unanimously approved a Text Amendment to amend the table of permitted uses to allow a Dry-Cleaning Plant to be a permitted use within the Industrial Zone. Skipjack Dry Cleaners plans to relocate from a Commercial area along US 50 to an area that is Industrially zoned. Next step is review by the City Council.

Discussion:

Blue Ruin has acquired the property located behind them on Gay Street which was formerly Chesapeake Kitchen Equipment. The owners are proposing a bakery (for the use of the restaurant and internal use) and retail space on the first floor, with two apartments above. The warehouse to the rear would be an event space, with catering kitchen and barrel storage. The garage would become a distillery (vodka, gin, whiskey, bourbons) with a tasting room and rooftop bar. The uses would be permitted by right and would require Planning Commission review of the Concept Plan, as well as HPC review. Blue Ruin will continue to operate in the current location. Targeting Spring 2024 for opening.

Potential small, boutique style Tattoo parlor proposed to be located at 533 Poplar, which is within the DWDD. A tattoo parlor is not currently a permitted use in this zone and the use was denied several years ago, based upon public comment at the time. The tattoo industry has potentially evolved into more of an artistic expression and public opinion might have changed. The Planning Commission recommended staff draft a Text Amendment that would add a tattoo parlor as a permitted use, and provide opportunity for public comment. Applicant encouraged to obtain letters of support from surrounding businesses.