**Planning Commission Notes – October 4, 2022 – Submitted by Judd Vickers**

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

*Back up materials can be found at:*

[*https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/\_10042022-11*](https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/_10042022-11)*45*

New Business:

PZ 2023-002/003 – Mill Street School property – deferred to November.

PZ 2023-005 – Planning Commission approved preliminary site plan for 200-208 Sunburst Highway. Property is located at the corner of Maryland Avenue and US50 and will feature two structures, comprised of three restaurants. Four parcels will be consolidated, 43 parking spaces will be provided, with pervious pavers to help with drainage. A large 8” fence will buffer the property from the rear residential lots that are located on Rambler Road.

*From the September 2022 meeting:*

*PZ 2023-005 – 200-208 Sunburst Highway – Additional review related to site conditions, parking, landscaping and impervious coverages. Commissioners cited challenges in the development of this site in a commercial manner, specifically citing problematic turning onto Maryland Avenue to the site and the development of 3 restaurants on 1.297 acres. The plan provides for 43 parking spaces, and only 21 are required, which might be sufficient given the nature of these restaurants as “order ahead and pick-up” type service. The Planning Officer recommends increased use of pervious pavers, requiring routine maintenance to function properly, architectural screens on the roof to screen equipment; and a substantial 8-foot fence, serving as noise buffer, along the side that borders the rear lots of Rambler Road. Planning Commission formed a subcommittee to review architecture. Applicant sufficiently addressed concerns of the Planning Commission and the applicant can move to next steps.*

*From the August 2022 meeting:*

*PZ 2023-005 – Concept plan presented for 200-208 Sunburst Highway (southeast corner of US50 and Maryland Avenue) for two buildings, containing three franchise type restaurants. Proposed restaurants are a Chipotle Grill, Mike’s Subs and Smoothie. Prior consideration for this site was for a 7/11 and considerable concern was indicated regarding traffic issues and larger trucks accessing the property. Neighbors on Rambler Road raised continued concerns related to traffic and activity in the parking lots, suggesting a buffer fence along the residential area and better addressing the access to Maryland Avenue.*

Pintail Subdivision – Planning Commission approved amending amenity plan to allow for construction of the pavilion/covered picnic area only and removed the requirement for a playground. The HOA President delivered testimony to the Planning Commission of their efforts to obtain feedback from the homeowners and there was little interest in a playground amenity.

*From the September 2022 meeting:*

*Pintail Subdivision – Original approval required a community amenity that consisted of a playground and pavilion. Dan Ryan Builders is ready to proceed with additional development, and is requesting a modification of the approval to allow the construction of the pavilion only. The HOA Board provided a letter that they do not want to have a playground, and is advocating only a covered picnic area. The Planning Commission requested the minutes, or additional information from the HOA supporting that a majority of the residents are advocating this change, and not simply a smaller group that is potentially more vocal.*

Discussion:

Proposal related to a community solar array on a mostly wooded lot on Leonard’s Lane. This area was originally proposed to be a housing development in the 2008 time frame. The UDC states a solar array “shall” not be located on a scenic byway or on mostly wooded lots. It was discussed that a housing development would likely be permitted for this site in some form, and likely result in a greater loss of tree cover and be more impactful to wetlands. Any solar array would be less impactful on wetlands and many pollinator species would be planted, as well as the environmental benefits of having increased solar power resources. The Planning Commission approved moving forward with a Special Exception that would allow for a solar array in this particular location, citing that it would be less impactful to the environment than the alternative, which would be a housing subdivision. A text amendment may be considered in the future related to solar arrays. There is an overall cap on the amount of acres that can be allocated to solar arrays.