

Planning Commission Notes – December 6, 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/_12062022-1161

Minutes Approved

Updates on Cambridge Harbor (f/k/a Sailwinds): Matt Leonard provided an update from CWDI. Discussed master plan which was previously shared, which reflects concept of boutique hotel, waterfront venue, local oriented community market, residential neighborhood retail, community beach, waterfront promenade and multi-functional event green, which will always be a public access venue. Entire development will be connected to the waterfront and the boat ramp will remain. There were 28 responses to the request for expressions of interest, with 3-4 being significant responses. Will begin to talk with respondents over the next several months and select a developers and the preference is to have multiple developers rather than one master developer. 2023 will be a planning and design year. CWDI will likely fund most of the horizontal infrastructure such as roads and utilities, which will likely cost \$60 million - \$10 million of which has been raised. Some developers may pick up some of that cost during negotiations. The Planning Commission will continue to be engaged and will have the ability to participate in design guidelines so that there is consistency.

Old Business:

PZ2023-007: Heron Point sidewalk discussion. Developer is requested to vacate requirements to build sidewalks in certain areas. Planning Commission approved modifications to vacate requirements for some sidewalks, while preserving the requirement where sidewalks are necessary for pedestrian safety and would be part of larger pedestrian connections associated with the City's comprehensive plan.

PZ2023-003: Mill Street School project deferred to a future meeting.

Discussion:

- Potential Mural Guidelines discussed. Guidelines would stipulate the process to obtain approval for a mural, which are considered protected under the 1st Amendment/Freedom of Speech. However, content that might be indecent or obscene could be prohibited. Process would likely include initial review by the Zoning Officer, with review by HPC if in the Historic District. Murals would typically be reserved for commercial areas and buildings. Discussion related to requiring the murals to be properly maintained over the long term and what tools the City might have to enforce removal of a poorly maintained or deteriorated mural.

- Proposal to rezone parcels at the intersection of Washington and High from NC-4 to General Commercial, requested by property owner (Quality Housing of Cambridge, LLC). This site was considered for a Dollar General in 2020 and the application to rezone parcels was denied due to community concerns. An overlay might be considered for this particular site in connection with a larger area plan that will be conducted for Pine Street over the next several months, which will seek community input for the site. Alternatively, a rezoning could be considered.