

## **Planning Commission Notes – April 4, 2023 – 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/\\_04042023-1193](https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/_04042023-1193)

### Old Business:

PZ 2023-101 – Planning Commission moved forward with a proposal to correct what has been determined to be a zoning error on Leonard’s Lane. Approximately 6.2 acres on the east side of Leonard’s Lane was zoned Industrial in error, when it should have been Residential, which is consistent with the surrounding neighborhood. The Residential Zoning will provide for a community park as a Permitted Use, which is planned for this property.

### New Business:

PZ 2023-001 – Planning Commission gave preliminary approval to a Concept Plan that would provide for 12 single family homes to be constructed on Chesapeake Court. These homes will be in the area where the “Club du Jour” has been acquired by the City, and is scheduled to be demolished. This is part of the City’s Home Ownership Works Pilot program. Chesapeake Court is proposed to be slightly realigned, pending an additional acquisition by the City and the demolition of the former Club du Jour.

PZ 2023-012 – Planning Commission approved sending a proposal for a duplex subdivision with a favorable recommendation to the Board of Appeals for review. The properties are located off Maces Lane on McBride Avenue and zoned NC-2. Duplexes are permitted as a Special Exception, which require the Board of Appeals review. A duplex subdivision was originally approved for this site in 2010 for a total of 20 units. Utilities were put in place in preparation for duplex units. One duplex was built (2 units). In 2021, a plan was approved to change the development to single family home lots as opposed to duplexes. The owner would now like to restore the original plan for a duplex subdivision.

### Discussion:

TA 2023-004 – Discussion related to building heights related to new accessory structures; change would provide for slightly greater height as it would measure to the midpoint of a pitched roof; neighborhoods with somewhat more narrow lots might retain greater restrictions related to height.

TA 2023-005 – Discussion related to various types of health care facilities not currently addressed in the UDC, which evolved into a larger discussion of temporal types of housing, that include Boarding Houses, Group Homes, Recovery Homes, Assisted Living, Intermediate Care Institution, etc. Discussion related to a particular neighborhood with a cluster of group housing,

with issues of residents leaving the group house and moving about the neighborhood. Some discussion of sunseting these uses as they cease, or determining if that is possible from a legal standpoint.