NOTICE OF PUBLIC HEARING COHASSET PLANNING BOARD

Pursuant to Section 5 of MGL Ch. 40A, the Planning Board will hold a Public Hearing at Cohasset Town Hall, 41 Highland Avenue, Cohasset, MA 02025, on WEDNESDAY, FEBRUARY 26, 2020 AT 7:30PM on the following proposals to amend the Cohasset Zoning Bylaws. These articles will be on the Warrant for the Cohasset Annual Town Meeting commencing on May 4, 2020.

**Article P1: Floodplain and Watershed Protection District Amendment:** To see if the Town will vote to amend the Zoning Bylaws to be consistent with the latest Flood Insurance Rate Map and Flood Insurance Study issued by the Federal Emergency Management Agency. This update is a requirement to remain in the National Flood Insurance Program.

**Article P2: Ground-Mounted Solar Photovoltaic Installations Overlay District Amendment:** To see if the Town will vote to amend the Zoning Bylaws to add additional applicable parcels to the GMSPI Overlay District to allow for solar array development atop a capped landfill.

**Article P3: Zoning Map Update - Whitney Spur Rail Trail Reclassification:** To see if the Town will vote to amend the Zoning Map to reclassify the zoning for Assessor’s Map Parcel A6-74-020, commonly referred to as the Whitney Spur Rail Trail, from Light Industry and Technology Business to Open Space.

**Article P4: Accessory Dwelling Unit Special Permit Amendment:** To see if the Town will vote to amend the Zoning Bylaws to modify some of the ADU Special Permit conditions.

**Article P5: Fast-Food Restaurant Definition Amendment:** To see if the Town will vote to amend the Zoning Bylaws to add a clarifying word to the definition for “Fast-Food Restaurant”.

**Article P6: Special Permits in the Village Business District Amendment:** To see if the Town will vote to amend the Zoning Bylaws to modify the Table of Use Regulations relative to Special Permits in the VBD to designate the Planning Board as the Special Permit Granting Authority for all uses in the VBD.

These articles are not numbered exactly as they will ultimately appear in the Annual Town Meeting Warrant. Full text and map of the proposed amendments are available for viewing at the Town Clerk’s Office, Cohasset Town Hall, 41 Highland Avenue, Cohasset MA 02025 during regular business hours: Mon./Wed./Th. 8:30AM-4:30PM, Tu. 8:30AM-7:00PM, Fri. 8:30AM-1:00PM.

Any person interested or wishing to be heard on the proposed amendments should appear at the time and place designated.

Signed,

Clark H. Brewer
Chairman, Planning Board