PLANNING BOARD AGENDA

Date: Wednesday, February 26, 2020
Time: 7:00 P.M.
Place: Cohasset Town Hall, 41 Highland Avenue, Cohasset, MA 02025

CALL TO ORDER
Scheduled times for all agenda items are approximate; all public hearings will begin no earlier than posted time.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA (5 minutes maximum)

REGULAR BUSINESS

7:00 P.M. PUBLIC HEARING – Pursuant to §300-5.4 of the Cohasset Zoning Bylaw for an application for a Large House Plan Review, filed by Duncan Woodward. The subject property is 65 Pleasant Street. The RGFA is 3,911 square feet.

7:15 P.M Informal Discussion – Land Alteration Bylaw (ATM Warrant Article P7) w/ Open Space & Recreation Committee (NOTE: Public Hearing for Article P7 to be held as advertised during the March 4, 2020 Planning Board Meeting)

7:25 P.M. Application for Approval Not Required (ANR) – No. 1009 – 94-100 Nichols Road

7:30 P.M. PUBLIC HEARING – Advertised Public Hearings on the following proposed articles for the Cohasset Annual Town Meeting to be held 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.

NOTE: PLANNING BOARD AGENDA FOR 2/26/20 CONTINUES ONTO PAGE 2
REGULAR BUSINESS (continued)

8:00 P.M.  ZBA Recommendations:
- 103 Black Rock Road, ZBA Special Permit Application
- 10 Jerusalem Road, ZBA Special Permit Application

ADMINISTRATION:
Planning Board Member Comments
Approval of Planning Board Minutes
Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting

Next meetings of the Planning Board: March 4, 2020 and March 18, 2020

ADJOURN

Discussion during meetings should always be courteous and respectful and, should be confined to the subject under consideration. Sarcasm is generally not respectful. Statements and questions should be directed to the Chair, who will ask the appropriate person(s) to respond. If you wish to record the meeting in any manner, you must advise the Chair prior to the start of the meeting. Comments and copies of documents used in a presentation must be provided to the Planning Board staff as part of the official record.