TOWN OF COHASSET
PLANNING BOARD
41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-4100, ext. 5127

PLANNING BOARD AGENDA REVISED

Date: Wednesday, March 18, 2020
Time: 7:00 P.M.
Place: Cohasset Town Hall, 41 Highland Avenue, Cohasset, MA 02025
       Willcut Commons, 91 Sohier Street, Cohasset MA 02025

*Note: Planning Board Members are to participate remotely per March 12, 2020, MA Governor Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20. All votes will be taken in roll call fashion. Willcut Commons will be open to the public for the duration of this public meeting, however, members of the public are strongly encouraged to uphold social distancing recommendations per the MA Department of Public Health. This meeting will be streamed live on Cohasset Cable Access TV, local channel 9. Members of the public wishing to participate remotely may call in with comments at the following telephone number: 781-783-5237.

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

REGULAR BUSINESS

7:00 P.M.  PUBLIC HEARING – Advertised Public Hearing on the following proposed article for the Cohasset Annual Town Meeting to be held on May 4, 2020:

Article P7: Land Alteration Bylaw: To see if the Town will vote to amend the Cohasset Zoning Bylaws by amending section 300-5.3, “Table of Area Regulations” to add under the portion of the Table “Maximum Permitted” a new column entitled “Lot Clearing” to insert percentages relative to each zoning district, and to amend section 300-2-1, “Definitions” by adding a definition for “Lot Clearing”.

*Note: This hearing will be opened for the purpose of continuing to April 15, 2020. There will be no deliberation.

7:05 P.M.  Applications for Approval Not Required (ANR)

- Vote to allow the Planning Director to sign endorsement on mylar plans on the Planning Board’s behalf
  -No. 1011 – 264A North Main Street
  -No. 1012 – Cohasset Heights LTD (Commonly referred to as Crocker Lane Landfill Site)

7:15 P.M.  PUBLIC HEARING – Advertised Public Hearings on the following proposed article 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.

NOTE: PLANNING BOARD AGENDA FOR 3/18/20 CONTINUES ONTO PAGE 2
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.

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.