**CALL TO ORDER**

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

**REGULAR BUSINESS**

**6:00 P.M.**  **PUBLIC HEARING** – Pursuant to MGL, Chapter 40A, and §300-12.4, §300-12.6 and §300-18 of the Cohasset Zoning Bylaws, for an application filed by Village Development Partners, LLC, for a major modification of a **Village Business District Special Permit and Site Plan Review Approval**, dated February 8, 2012, to raze an existing single-story commercial building and construct a new mixed-use building. The subject properties are **8 James Lane/2 Pleasant St.**  *To be opened and continued to June 3, 2020. No deliberation to occur.*

**6:05 P.M.**  **PUBLIC HEARING** – Advertised Public Hearing on the following proposed article for the Cohasset Annual Town Meeting:

**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”.  
*To be opened and closed. This article has been tabled for a future Special Town Meeting. No deliberation to occur.*

**6:15 P.M.**  **Discussion** – Pending HVBOD Special Permit & Site Plan Approval application for 124/87 Elm Street.  Discussion of schedule and process.

**6:35 P.M.**  **Discussion** – Proposed Improvements to Rules & Regulations

**ADMINISTRATION**

Planning Board Member Comments

Approval of Minutes

Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting

Next meetings of the Planning Board: June 3, 2020 and June 17, 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.