Welcome – Chairman Davis called the meeting to order at 6:30 p.m.

Review Harbor Plan/Vote to Approve – Chairman Davis advised the Committee they do not have a final draft to approve tonight. Director of Planning Lauren Lind stated Attorney Paul DeRensis provided comments on the November Draft of the MHP via email in December 2019. She reviewed his comments and is prepared to address those that are related to process, points of clarification, or semantics. There were a handful of the Attorney’s comments that were related to policy, specifically regarding aquaculture references in the plan. She has provided these comments to Tim Davis for the Harbor Committee to deliberate and decide how to address in the next draft of the plan.

Ms. Lind attended a meeting with representatives from Coastal Zone Management (CZM) & the Department of Environmental Protection (DEP) and the Town’s Harbor Plan consultant Emily Innes on Tuesday, 1/21/2020. They provided verbal, not written, feedback on the November draft of the MHP. The following are the major takeaways from their comments:

- They have requested additional narrative on the evolution between the various draft versions of the plan. The intent in this request is so that anyone who reads the final plan may be able to understand the comments and process that resulted in the numerous iterations of the plan.
- They are supportive of amplifications I & II as proposed in the November draft – these proposed amplifications are relative to maximum building height of 35’ and a minimum setback requirement from the seawall of 25’. The language assists in reinforcing the zoning regulations in the Cohasset Harbor Village Business District Overlay by creating more stringent regulations than those typically available under standard Chapter 91 regulations.
- While they have no issues with the proposed amplification III, there is no need to include it in the plan as the proposed location of the Elm Street view corridor is outside of the jurisdiction of Chapter 91 on the parcel. They reiterated multiple times that they are only concerned with what goes on in the footprint of the jurisdictional boundary of Chapter 91 on the parcel.
- The proposed substitution and offset that would allow for Facilities of Private Tenancy (FPT) to be in an area designated for Facilities of Public Accommodation (FPA) so long as an equivalent area of FPA was provided elsewhere on the site presents a problem for two reasons. The first is that any proposal to locate an FPA outside of the jurisdictional boundary of Chapter 91 is not allowable, because the agencies do not have jurisdiction to regulate outside of the Chapter 91
boundary. The second reason is that the parcel in question contains filled tidelands, and therefore, a regulation applies that prohibits FPT from being located on the ground floor within 100 feet of the seawall. Therefore, the substitution and offset as proposed cannot allow for the intended flexibility as it conflicts with the Chapter 91 regulations for filled tidelands.

Ms. Lind asked what the Committee would like her to do next. Chairman Davis asked that Ms. Lind talk with the developer and come back to the Committee with a recommendation.

A member of the audience, Adam Donovan, stated that is seemed as though they are holding up the Harbor Plan for a developer. He asked why can’t they just take Chapter 91 out of the Harbor Plan and let the developer deal with it after the plan is approved.

Chairman Davis stated the Harbor Plan has contemplated aquaculture as a good thing for the community as a general concept however, there recently has been issue of proposal from Scituate. Cohasset has no jurisdiction of that part of the harbor. The Town does have jurisdiction of the facilities (docks, lifts, public safety, parking etc.) Town counsel has suggested making significant modifications to the Harbor Plan as it pertained to the aquaculture. The town is not in litigation with Scituate and at this point is not leaning to litigation. Chairman Davis suggested they add one sentence to the governance section – to negotiate with Scituate a Memorandum of Understanding by the way for the governance of Scituate lands and breakwater.

There was a discussion about possible litigation in the future and why not modify the plan and take out the part and move ahead as counsel has recommended. Chairman Davis responded that they could have Emily Innes take out all language. He asked what the Committee would like to do.

Matt Marr stated taking out the Aquaculture part would be “shooting ourselves in the foot”.

Susan Bryant arrived at 7:13 p.m.

Susan Bryant asked why counsel was asked to look at this. He seems to have a conflict.

Chairman Davis responded that the Board of Selectmen asked Town Counsel to review.

Selectman Creighton stated they asked counsel to look over. The Board of Selectman are very supportive of the commercial fishermen. Selectman Creighton stated the Harbor Committee is appointed by the Board of Selectmen as an advisory committee. Ultimately, the Board of Selectmen approve the plan. Matt Marr asked if the Board of Selectmen will pick apart the plan and hold it up further. Selectman Creighton stated they have to review before they vote, and they have the power to approve it. That is the law.

Adam Donovan stated they should not remove language about aquaculture. In the future they may need this type of fishing for business.

Chairman Davis stated they will follow the recommendations of town counsel and will include aquaculture interests in the future and to pursue reaching an MOU with the Town of Scituate.
Review Status of Parker Avenue Boat Ramp-Chairman Davis stated he, Lorri Gibbons, Michelle Leary met with the engineer. There is an issue with an easement. They are working on it with the owner. He expects it should be complete by the boating season of 2021.

Review of Lighting Proposal for Cove-Chairman Davis stated the estimate was expensive, so they are looking at alternatives and working with the lighting that is there. They need lighting that will not be intrusive to landowners in the area.

Review Possible Security Camera System for Harbor-Harbormaster Lorri Gibbons stated the Massachusetts Harbormasters Association is going to be filing a second grant with Homeland Security. FEMA and Homeland Security were very happy with Phase I. Chairman Davis stated once they are ready to submit the Phase II grant, they will have a public meeting for comments from the community.

A member of the audience suggested the Town hire a professional plumber to fix the water at Lawrence Wharf. Harbormaster Gibbons stated it is being redone for the upcoming season.

Adam Donovan stated kick plates need to be replaced. It should be done professionally for safety reasons. He asked about parking at Lawrence Wharf and the rumor of violation fees being higher. They need to know where they can park. Chairman Davis will look into.

Review Status of Aquaculture in Cohasset Harbor-Chairman Davis stated there are a group of Scituate and Cohasset citizens that are against the proposed Aquaculture plan. He stated to be clear, none of them are opposed to the idea, they are opposed to the size and scope of the proposed project. The goal is to persuade all who use the property have a conversation and come to an agreement between Cohasset and Scituate.

Appoint Member of the Cohasset Harbor Committee as a Representative to the Master Plan Implementation Committee-Chairman Davis stated he asked members of the Committee if they were interested in this appointment. Since he hasn’t heard from anyone, he will volunteer. Motion by Matt Marr to appoint Tim Davis to the Master Plan Implementation Committee as the Harbor Plan Representative, seconded by Lisa Hewitt and the vote was unanimous.

Other Business-Matt Marr asked what the status is with the lift system. Chairman Davis stated there is no Chapter 91 license and it may take a year. They have applied for a license.

Chairman Davis asked for a motion to adjourn. Motion moved by Matt Marr, seconded by Tom Norton and the vote was unanimous.

The meeting adjourned at 7:52 p.m.