COHASSET PLANNING BOARD MINUTES

DATE:  WEDNESDAY, February 5, 2020
TIME:  7:00 PM
PLACE: COHASSET TOWN HALL – BASEMENT MEETING ROOM TOWN HALL
       41 HIGHLAND AVENUE, COHASSET, MA  02025

Board Members Present:  Clark Brewer, Chairman (CB)
                        Amy Glasmeier, Clerk (AG)
                        Paul Colleary, Voting as a Full Member (PC)

Members Absent:  Erik Potter, Vice-Chairman (EP)
                 Brian Frazier, Member (BF)
                 Paul Grady, Member (PG)

Town Staff Present:  Lauren Lind, Planning Director
                    Jennifer Oram, Assistant Director, Planning, Permits & Insp.

Chairman Clark Brewer called the meeting to order at:  7:00P.M.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA - None

CONTINUED PUBLIC HEARING – Pursuant to §300-5.4 of the Cohasset Zoning Bylaw for an
application for a Large House Plan Review, filed by Peter Stames of Archia Homes. The subject property
is 31 Deep Run. The RGFA is 6,869 Square Feet.

People present for this hearing:  Peter Stames of Archia Homes

Documents for this hearing (on file in the Planning Board Office):

➢ Planting plan prepared by Duxbury Gardeners – dated February 1, 2020 – received at the Planning
  Board Meeting of February 5, 2020
➢ Exterior Lighting plan prepared by Archia Homes labeled sheet E-1 – dated February 4, 2020 and
  received at the Planning Board meeting of February 5, 2020
➢ Stormwater Permit – December 19, 2019

This hearing was continued from January 8, 2020. Mr. Peter Stames of Archia Homes addressed the Board on
behalf of his clients, the O’Donaghues. They are proposing to build the new house in approximately the same
location as to where the previous structure was located. They have submitted a planting plan showing where the
plantings will go; they are not taking down many trees. They have gone before the Conservation Commission
and received a Stormwater Permit; a storm / rain garden is a condition of the approval. The rain garden runs
along the property line. They have also submitted an engineered site plan that locates the cabana and shed. Mr.
Stames then reviewed the lighting plan for the property; they will be using all dark sky lighting. Chairman
Brewer asked what the proposed height of the house is. Mr. Stames stated that it will measure 28.2 feet to the
mid-point of highest roof; there are no zoning non-conformities. Mr. Brewer asked what the size of the lot was
– Mr. Stames stated it is 31,380.

Chairman Brewer asked if anyone in the audience wished to speak. Mrs. Cathy Sears of 17 Deep Run expressed
concern about flooding onto her property. The applicants stated that they are not putting the house any lower
and are pitching the yard with surface drainage to address water run-off. This was addressed via the Stormwater
process. After no further comments:

MOTION: Member Colleary voted to approve the Large House plan as presented without conditions
SECOND: Member Glasmeier
VOTE: 3 – 0  MOTION CARRIES (CB, AG & PC)
Informal Discussions

- **Reciprocal Easements for Cohasset Harbor Inn Site, Cohasset Hospitality Partners:**

Mr. Ted Lubitz of Cohasset Hospitality Partners addressed the Board. The existing property lines along the Cohasset Harbor Inn property, near the Veteran’s memorial and the Jacob’s Meadow Tide Gate are very irregular. There are Town utilities that are for the Tide Gate located on private property. The driveway access planned for the redevelopment may need access over a portion of Town owned land. They have been talking with DPW Director, Brian Joyce to address these issues through a reciprocal easement that would allow each party to access their interests. They would like to work with the Planning Board on a warrant article help with the process. Chairman Brewer said before they could move forward, the Board would need everything laid out graphically so they could understand what they are asking the Town to address/change.

- **Jerusalem Road Estates 1999 Subdivision:**

Planning Director, Lauren Lind, reviewed the history of this issue. Attorneys for the landowner have asked the Board to sign a certificate that certifies that this was approved in 1998 / 1999 but was never filed with the Registry of Deeds. There was another preliminary subdivision filed on this property in 2006 which was denied. Documentation on these filings is minimal. The proposed subdivision they are asking for signature on is for 23 house lots on 43 acres in the RB and RC districts. They are west of Black Rock Road and do not have frontage on Forest Avenue.

Engineer Robert Hannigan and Attorney Gary Lilienthal then addressed the Board. The subdivision in question consists of 23 lots; each in excess of 60,000 square feet. They added that this was approved in 1999. Per Section 81X of the Subdivision Control Law, if it is not filed within 6 months, but the plan has not been modified or amended the applicants can seek a certification from the Board. The original subdivision decision was signed only by the Chairman Alfred Moore in 1998. Chairman Brewer said the Board would want to look at this a bit more. He added that it has been 20 years the goals of the owner and the Town could have changed. He asked Attorney Lilienthal if they are trying to put this approved plan on the site. Attorney Lilienthal stated that he realizes that this is only the first step and that a lot has changed. They need to address Sewer, Wetlands, Access. He also acknowledged that another application for a subdivision was filed on the site, but subsequently denied in 2006. They will put together a packet of information and submit it to the Board.

**Application for Approval Not Required (ANR): No. 1008 – 322 Forest Avenue**

Present for this ANR application: Paul Mirabito of Ross Engineering

Documents for this application (on file in the Planning Board Office):

- ANR Application
- ANR Plan of Land for 322 Forest Avenue

Chairman Brewer described the plan, stating that each lot is required to have 50’ of frontage. There was some discussion regarding the topographical features of the lot as it slopes down and is very low. Mr. Mirabito of Ross Engineering stated that they would have to go back to Conservation when they put the driveway in. After some further discussion:

**MOTION:** Member Glasmeier moved to endorse the ANR per the language in the Board’s stamp.

**SECOND:** Member Colleary

**VOTE:** 3 – 0  MOTION CARRIES (CB, AG & PC)
Discussion/Vote: Submission of Zoning Articles to Board of Selectmen for 2020 Annual Town Meeting

Documents for this Discussion:
- Potential Future Zoning Articles Matrix

Planning Director Lind explained the Matrix before the Board. The Board needs to review the proposed bylaw amendments and vote whether to forward them to the Board of Selectmen. The Board of Selectmen will then consider them and vote them back to the Planning Board so the public hearing process can commence.

Floodplain and Watershed Protection District Amendment – This is mandatory. If these updates to the maps are not adopted at Town Meeting, the Town will automatically be removed from the National Flood Insurance Plan (NFIP).

**MOTION:** Member Colleary to send this article to the Board of Selectmen
**SECOND:** Member Glasmeier
**VOTE:** 3 – 0 MOTION CARRIES (CB, AG & PC)

Ground-Mounted Solar Photovoltaic Installations Overlay District Amendment – The Planning Board has received a letter of consent from the landowner where the proposed installation would be installed.

**MOTION:** Member Glasmeier to send this article to the Board of Selectmen
**SECOND:** Member Colleary
**VOTE:** 3 – 0 MOTION CARRIES (CB, AG & PC)

Zoning Map Update – Whitney Spur Rail Trail Zoning Reclassification – this article will rezone this area from Light Industry to Open Space. Mrs. Lind is working with DCR to get a letter of approval.

**MOTION:** Chairman Brewer to send this article to the Board of Selectmen
**SECOND:** Member Glasmeier
**VOTE:** 3 – 0 MOTION CARRIES (CB, AG & PC)

Amend Accessory Dwelling Unit Special Permit Bylaw – There are a few things in this bylaw that could be changed to make it easier to use.

**MOTION:** Member Glasmeier to send this article to the Board of Selectmen
**SECOND:** Member Colleary
**VOTE:** 3 – 0 MOTION CARRIES (CB, AG & PC)

Definitions Amendment: The Board reviewed the various proposed definition amendments but agreed to only move Fast Food Restaurant forward to the Selectmen.

**MOTION:** Member Glasmeier to send this article to the Board of Selectmen
**SECOND:** Member Colleary
**VOTE:** 3 – 0 MOTION CARRIES (CB, AG & PC)

Special Permits in the Village Business (VB) District Amendment – this is a housekeeping change to the Table of Use; making it consistent.

**MOTION:** Member Glasmeier to send this article to the Board of Selectmen
**SECOND:** Member Colleary
**VOTE:** 3 – 0 MOTION CARRIES (CB, AG & PC)
Planning Director Updates:

Review of the Executive Summary of the Housing Production Plan – Director Lind gave a brief review of the summary. The Town’s SHI has held at 10% for the last decade, but the Town will fall below this after the release of the 2020 census. The reason we want to hold at 10% is that if you dip below that number you are susceptible to 40Bs. You want to be within the safe harbor so the Town can control local development. There is a need for affordable housing in Town and there is a lot of good data in the production plan on this.

Status of the Harbor Plan – Director Lind met with the State Agencies that have jurisdiction on these plans. They had some concerns and comments regarding the Chapter 91 modifications. At this point, it looks like they would leave only two modifications in the plan. They hope to have this wrapped up soon.

MOTION:    Vice Chairman Potter to allow Planning Director Lind to recommend to the Harbor Committee what Chapter 91 modifications should remain in the Harbor Plan.
SECOND:    Member Frazier
VOTE:      5 – 0    MOTION CARRIES (CB, EP, BF, PG & PC)

MOTION:    Member Glasmeier to adjourn the meeting at 8:50 P.M.
SECOND:    Member Colleary
VOTE:      3 – 0    MOTION CARRIES (CB, AG & PC)

NEXT MEETING:    WEDNESDAY, February 26, 2020 AT 7:00 P.M.