Meeting called to order at 7:10 by Clark Brewer

Land Use Chapter Discussion
Katie Dugan feels there are still issues to be addressed or expanded on in this chapter. While there is a separate chapter on Open Space and Recreation the Committee agreed that mentioning open space in the Land Use chapter is appropriate. Patrick Kennedy would like to see more attention given to undeveloped parcels in Cohasset, how to acquire those available and how to use them wisely. Ralph Wilmer asked if there is already established criteria under Open Space to determine viability of a parcel purchase is it worth it for the MPC to pursue but Ms. Dugan feels strongly that it is worthwhile.

In reviewing the chapter, Ms. Dugan asked that the stats on current land use be clarified as she felt they were misleading. She would prefer a map rather than a chart to show the areas of interest and concern. Ralph Wilmer suggested using a pie chart. Ms. Dugan wants to show both residential and commercial growth patterns including the size of dwelling units.

Town Planner Peter Matchak mentioned the potential impact of sewer availability in the Route 3A corridor and also of zoning changes in retail/mixed use areas currently being considered. The areas of critical concern include Downtown Business, Beechwood area, Summer Street, West Corner and the waterfront area.

Ms. Dugan also felt the Large Plan Review information is written in a way that could be vague or misleading and should be rewritten in laymen’s terms. Chair Brewer suggested including Special Permit and Variance requirements from the Zoning Board. A discussion on how previously undeveloped lots are now developable and that larger parcels are being broken down into multiple lots allowing for greater development. A figure of 400 acres of developable residential was discussed with Patrick Kennedy mentioning hot issues like harbor development, inclusionary zoning and scenic roads that need to be addressed.
It was decided to recodify the Zoning Bylaws for formatting purposes only and leave the content as is. Ms. Dugan and Chair Brewer both stressed wise development as opposed to over-growth and to make it more challenging for potential development.

With no further business to discuss, motion to adjourn was made, seconded and approved unanimously.

Meeting adjourned at 9:30 pm.