COHASSET TOWN HALL
ACCESS AND PROXIMITY

- Distance to Town Center
- Distance to Cohasset Common
- Ease of Vehicular Access
- Proximity to Major Roads
- Walkability

LEGEND
1 = EXISTING TOWN HALL
2 = SOHIER ST / LIBRARY SITE
3 = BANCROFT WAY SITE

= 2 AND 5 MINUTE WALK
= MAJOR ROAD
= COHASSET COMMON
= VILLAGE BUSINESS DISTRICT

COHASSET TOWN HALL
ACCESS AND PROXIMITY
- Elevation - Low and High Points
- Wetland Setbacks
- Flood Zones
- Site Clearing
- Preservation of Existing Forest Patches
- Character of Existing Vegetation
COHASSET TOWN HALL

LANDSCAPE QUALITY - SOILS

- Suitability of Soils
- Ease of Construction
- Site Context - Historic, Civic, Residential
- Proximity to Civic / Municipal Functions
- Proximity to Commercial Areas
COHASSET TOWN HALL
SLOPE - SITE 1 - EXISTING TOWN HALL

- Buildable Area
- Leveling / Earthwork Required
- Ease of HP Accessbility
- Buildable Area
- Leveling / Earthwork Required
- Ease of HP Accessibilty
COHASSET TOWN HALL
SLOPE - SITE 3 - BANCROFT WAY / WATERTOWER SITE

- Existing Flat Area
- Leveling / Earthwork Required
- Ease of HP Accessibility
- Total Size of Site
- Setbacks
- Size of Buildable Area
- Size of Building Footprint
- Space for Parking
- Ease of Constructing Parking
- Total Size of Site
- Setbacks
- Size of Buildable Area
- Size of Building Footprint
Space for Parking
Ease of Constructing Parking
- Total Size of Site
- Setbacks
- Size of Buildable Area
- Size of Building Footprint
- Space for Parking
- Ease of Constructing Parking
## COHASSET TOWN HALL
### SITE ANALYSIS SUMMARY

<table>
<thead>
<tr>
<th>ACCESS</th>
<th>SITE 1 (EXISTING TOWN HALL)</th>
<th>SITE 2 (SOHIER ST / LIBRARY)</th>
<th>SITE 3 (BANCROFT WAY / WATERTOWER)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Town Center</td>
<td>★★★</td>
<td>★</td>
<td></td>
</tr>
<tr>
<td>Proximity to Cohasset Common</td>
<td>★★</td>
<td>★</td>
<td></td>
</tr>
<tr>
<td>Access from a Major Road</td>
<td>★</td>
<td>★</td>
<td></td>
</tr>
<tr>
<td>Access on Foot (Sidewalks)</td>
<td>★</td>
<td>★</td>
<td></td>
</tr>
</tbody>
</table>

### LANDSCAPE CHARACTER

| Distance from Wetlands | ★                            | ★★★                          | ★                                  |
| Suitable Soils        | ★                            | ★                            | ★                                  |
| Limited Forest Clearing Required | ★★★                      | ★★★                          | ★                                  |
| Limited Grading Required | ★                            | ★                            | ★                                  |
| Easily HP Accessible  | ★                            | ★                            | ★                                  |

### CIVIC CHARACTER

| Proximity to Civic Functions | ★★★                          | ★                            | ★                                  |
| Historically Significant    | ★                            | ★                            |                                    |
| No Removal of Recreation Area | ★★★                          | ★                            |                                    |

### SITE SCALE

| Larger than Existing Site | ★                            | ★                            | ★                                  |
| 9000 SF Building Footprint | ★                            | ★                            | ★                                  |
| Fulfills Required Parking | ★                            | ★                            | ★                                  |
SITE 1
(EXISTING TOWN HALL)

SITE 2
(SOHIER ST / LIBRARY)

SITE 3
(BANCROFT WAY / WATERTOWER)