Agenda

- Welcome and Introductions
- Planning Study: Purpose and Process
- Municipal Harbor Planning 101
- Existing Conditions
- Creating a Vision for the Harbor
  - Breakout Session
  - Report Back
- Next Steps
Welcome and Introductions

- Harbor Committee
  - Timothy C. Davis, Chairman
  - Lorren Gibbons, Harbormaster
  - Rolf N. Gjesteby, Yacht Club Representative
  - Sean M. Kenealy, Sailing Club Representative
  - Matthew B. Marr, Commercial Fisherman Representative
  - George L. McGoldrick, Jr., Citizen at Large
  - Kimberly Joan Mulcahy, Recreation Commission Representative
  - Thomas P. Norton, Independent Member
  - Susan Bryant, Center for Student Coastal Research (CSCR), Ex-officio
  - Lisa Hewitt-Dick, Cohasset Maritime Institute (CMI), Ex-officio

https://www.cohassetma.org/284/Harbor-Committee
Welcome and Introductions

- Primary Municipal Contact
  - Peter Matchak, Town Planner

- CZM/Executive Office of Energy and Environmental Affairs
  - Jason Burtner
  - Lisa Berry Engler

- Consultant Team
  - Harriman
  - GEI
  - FXM Associates
Planning Study: Purpose and Process

- What are the goals for the process?
- What are the goals for the plan?
- What is the study area?
- What is the timeline?
Planning Study: Funding

- The Town received a grant from the Seaport Economic Council to support Cohasset’s request to develop a state-approved Municipal Harbor Plan (MHP)
Goals for the Process

- Engage the Cohasset community in planning process that seeks input on the Harbor and specific topics relevant to the current and future uses of both water and land.

- Develop a Municipal Harbor Plan (301 CMR 23) that incorporates the community’s vision for the area and creates an implementation plan to achieve the vision.

- Provide tools – planning, regulatory, and policy – that the Town can use to implement those visions. These tools will include an implementation plan and, where appropriate, identification of funding sources for specific actions.
Goals for the Plan

- Support the Cohasset Commercial Fishing Fleet
- Support public use and access of/to the harbor
- Identify and plan for appropriate improvements to landside and waterside infrastructure
- Support town and civic organizations that use the harbor
- Improve the geographical relationship between the downtown and the harbor
- Identify and improve waterside and supporting landside commercial activity
Goals for the Plan

- Integrate and improve harbor governance and organizations
- Identify and address improvements to ecosystem and environmental issues
- Provide recommendations for a recurring dredging plan (areas/frequency/dredge type/potential funding sources)
- Identify ways to increase protection of natural resources
- Focus on building overall resiliency within the Harbor and surrounding area, including responding to impacts from current flooding and future sea level rise (SLR)
Study Area(s): Three Scales

- MHP Harbor Planning Area
  - per 301 CMR 23

- Harbor Plan Context
  - Includes relationship to town center

- Full Waterfront
  - Includes full shoreline
Scale 1: MHP Harbor Planning Area

- MHP Harbor Planning Area
  - per 301 CMR 23
  - Primary area of focus

- Boundary of the Study Area
  - *(red dotted line)*
  - Cohasset Harbor
  - Cohasset Cove
  - Bailey Creek
Scale 2: Harbor Plan Context

- 1980 Harbor Plan
- May include areas outside jurisdiction of MHP
- Required to address certain concerns of the community identified in the Request for Proposal (RFP) and as described in the Town's request for Seaport Economic Council funding for the development of a MHP
Scale 3: Full Waterfront

- This scale will not be used as often in our discussions.
- We will use it primarily to understand access to and from the waterfront and the impact of flooding and sea level rise.
Timeline

Phase I: Pre-Planning and Request for Notice to Proceed

Phase II: Data Collection and Analysis

Phase III: Public Outreach and Engagement

Phase IV: Draft and Final Report; Approvals

Harbor Committee Meetings

May 31 Public Meeting

September/October Public Meeting

Public Hearing by Board of Selectmen

Final Approval by EEA anticipated for Fall 2019
Municipal Harbor Planning 101

- What is a Municipal Harbor Plan?
- What is the Town’s role?
- What is the State’s role?
- Who else is involved?
CZM Port and Harbor Planning Program Goals

The primary goals of the Massachusetts Office of Coastal Zone Management (CZM) Port and Harbor Planning Program are to:

1. Help ensure that waterfront areas in the Commonwealth grow in a safe, environmentally sound, and economically prosperous manner, and

2. Balance potentially competing uses within a port or harbor.
State/Federal Goals for MHP

- Promote comprehensive planning for harbors and other waterways to identify and pursue municipal goals and objectives
- Planning led by municipality but incorporating state policies for stewardship of lands in the public trust
- Carry out state environmental policy with respect to the management of water and land resources
- Comply with and implement national coastal policy, including protection of natural resources, reasonable coastal-dependent economic growth, improved protection of life and property in hazardous areas
- Foster right of people to clean air and water and natural scenic, historic, and aesthetic qualities of their environment
MHP Harbor Planning Area

- 301 CMR 23
  - All areas that are relevant to the functional use and management of the harbor or other waterway in question
  - Functional use refers to those activities that have the potential to promote or impair
    - Water-dependent activity
    - Public use and enjoyment of waterways and shorelands
  - Landward boundary shall encompass all filled tidelands subject to the jurisdiction of DEP pursuant to 310 CMR 9.04
MHP Process

- Voluntary and Initiated by the Town
- Request for Notice to Proceed (Town to EEA)
  - Advertisement and Public Comment Period
- Notice to Proceed (EEA to Town)
- Planning and Process
  - Public Engagement
- Approval by Town
  - Public Hearing
- Approval by Secretary of the EEA
  - Advertisement and Public Comment Period
  - Consultation between EEA/CZM and the Town
## Roles in the MHP Process

<table>
<thead>
<tr>
<th>Local Entities</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Cohasset</td>
<td>Sponsors the public planning process</td>
</tr>
<tr>
<td>Stakeholders and Members of the Public</td>
<td>Provide input about experience in the Study Area, desired land uses, and strategies to achieve the vision</td>
</tr>
<tr>
<td>Harbor Committee</td>
<td>Oversees planning process on behalf of the Town; helps with outreach</td>
</tr>
<tr>
<td>Board of Selectmen</td>
<td>Local approval of plan</td>
</tr>
<tr>
<td>Consultant Team</td>
<td>Assists the Town with the planning process and production of the plan</td>
</tr>
</tbody>
</table>
# Roles in the MHP Process

<table>
<thead>
<tr>
<th>State Agencies</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seaport Economic Council</td>
<td>Provide grant funding this study and the preparation of the state-approved MHP</td>
</tr>
<tr>
<td>Office of Coastal Zone Management (CZM)</td>
<td>Assists with the planning process by providing technical assistance; acts as a liaison between the Town and other appropriate state agencies</td>
</tr>
<tr>
<td>Executive Office of Energy and Environmental Affairs (EEA)</td>
<td>Review request for and issues Notice to Proceed; review and final approval of MHP (both include a public comment process)</td>
</tr>
</tbody>
</table>
Plan and Implementation

- As the community comes closer to a vision for the area during this process, how do we define the tools needed to implement that vision?

- MHP
  - Vision, goals, actions, implementation
  - Modifications to Chapter 91 Requirements

- Town Regulations
  - Zoning
  - Wetlands
  - Harbormaster

- Town Policy
  - Public investment (municipal docks, street and intersection improvements)
  - Policies to encourage private investment
## Possible MHP Modifications to Chapter 91

<table>
<thead>
<tr>
<th>Water Dependent Use Zones</th>
<th>Areas within Chapter 91 jurisdiction; width depends on the parcel width—minimum of 25-feet, up to 100-feet from the project shoreline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walkway</td>
<td>A minimum of 10-feet wide, along the entire length of the water-dependent use zone</td>
</tr>
<tr>
<td>Open Space</td>
<td>1-square foot at ground level for every square foot of a nonwater depend building’s footprint within tidelands</td>
</tr>
<tr>
<td>Building Heights</td>
<td>Limited to 55-feet in height over water or within 100-feet of the high water mark, increasing 0.5-foot vertically for every 1-foot further away from the project shoreline</td>
</tr>
<tr>
<td>Facilities of Public Accommodation</td>
<td>Required on ground level of buildings on filled tidelands within 100-feet of a project shoreline</td>
</tr>
</tbody>
</table>
Existing Conditions

- Physical (Harriman and GEI)
- Regulatory (Harriman and GEI)
- Market (FXM)
Physical Conditions: Inventory

- Shoreline Infrastructure
  - Inventory of Publicly Owned Coastal Structures (CZM/DCR, 2009)
    - Cohasset’s was prepared by Bourne Consulting Engineering, now part of GEI and on our team
- Update to the 2013 Inventory and Assessment Report (also prepared by Bourne)
- Site Walk (February and June)
Physical Conditions: Harbor Facilities

- Harbor Master’s Office
- Mill River Marine Boatyard and Railway Facility
- Cohasset Town Pier
- Atlantica Restaurant
- Cohasset Harbor Inn
- Cohasset Yacht Club
- Cohasset Sailing Center
- Parker Avenue Boat Ramp
- CCSCR
- Cohasset Harbor Marina
- Cohasset Maritime Institute
Physical Conditions: Local Historic Assets

- Cohasset Maritime Historic Area
- Government Island Historic District
- Mill River Marine Boat Yard
- Numerous Buildings
Physical Conditions: Dredging

- Dredging projects have taken place since 1903

- Most recent project: US Army Corps of Engineers: Massachusetts Navigation Projects
  - Project Map
  - After Dredge / Condition Survey Complete Project Drawing: 3/30/2017 (online)

http://www.nae.usace.army.mil/Missions/Navigation/Massachusetts-Projects/
## Project Construction and Maintenance

<table>
<thead>
<tr>
<th>Work Dates</th>
<th>Work Accomplished</th>
<th>Quantities (cubic yards)</th>
</tr>
</thead>
<tbody>
<tr>
<td>May - August 1903</td>
<td>Improvement Dredging of 4-Foot MLW Channel to Point West of Tower Wharf</td>
<td>20,629; plus 105 ledge</td>
</tr>
<tr>
<td>June - July 1960</td>
<td>Improvement Dredging of 8-Foot MLW Channel and 7-Foot Outer Anchorage</td>
<td>157,624</td>
</tr>
<tr>
<td>May 1967 - April 1968</td>
<td>Improvement Dredging of Three Inner Harbor 6-Foot Anchorage Areas</td>
<td>58,200</td>
</tr>
<tr>
<td>May 1967 - May 1968</td>
<td>Maintenance Dredging of 8-Foot Entrance Channel</td>
<td>8,700</td>
</tr>
<tr>
<td>May - July 1978</td>
<td>Maintenance Dredging of 8-Foot Entrance Channel by US Sidecast Dredge <em>Fry</em></td>
<td>15,000</td>
</tr>
<tr>
<td>September 1998 - February 1999</td>
<td>Maintenance Dredging of 8-Foot Entrance Channel and the 7-Foot and 6-Foot Anchorage Areas</td>
<td>84,000</td>
</tr>
<tr>
<td>November 1999 - February 2000</td>
<td>Continue Maintenance Dredging of 8-Foot Entrance Channel and the 7-Foot and 6-Foot Anchorage Areas</td>
<td>18,500</td>
</tr>
<tr>
<td></td>
<td>Maintenance Dredging of 8-Foot Entrance Channel and the 7-Foot and 6-Foot Anchorage Areas – Partially Completed and Contract Terminated for Nonperformance</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maintenance Dredging of a High Shoal in the 8-Foot Entrance Channel by US Hopper Dredge <em>Currituck</em> with Placement Nearshore off Green Harbor Beach</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Complete Maintenance Dredging of 8-Foot Entrance Channel and the 7-Foot and 6-Foot Anchorage Areas</td>
<td></td>
</tr>
</tbody>
</table>
Physical Conditions: Natural Resources

- Eelgrass
- Shellfish
Physical Conditions: Wetlands

- Wetlands (MassDEP)
Physical Conditions: Flooding

- Current FEMA Zones
Physical Conditions: Sea Level Rise

- 1, 3, and 6 feet of Sea Level Rise
Scale 2: Harbor Planning Context
Scale 2: Harbor Planning Context

- Relationship between Cohasset Harbor and Town Center
Scale 2: Harbor Planning Context

- Protected and Recreational Open Space
Regulatory

- Chapter 91
- Zoning
- Wetland
- Harbormaster
Regulatory: Chapter 91

- Research on current licenses
- Have been unable to find license for some structures; continuing our research
Regulatory: Zoning

- Residence A District
- Residence B District
- Waterfront Business District
- Downtown Business District
- Open Space District
- Light Industry District
- Residence C District
- Zoned Water Bodies
Creating a Vision for the Harbor

- **Breakout Session**
  - Each table will have two maps
  - The first is the immediate Harbor
  - The second is the Harbor and the Town Center

- **Report Back**
Breakout Session

Use this map to discuss the connections between the Harbor and the Town Center

Use this map to discuss the Harbor
Breakout Session

- Identify and discuss the opportunities at each scale:
  - What could change?
  - What should change?
  - What must not change?

- Discuss the following:
  - What is present in the Harbor that you value?
  - What is missing from the Harbor that you would like to see?
  - How can the Harbor and the Town Center be better connected?
  - What do you think is preventing change?
Report Back

- Choose someone from your table as a spokesperson (not your facilitator).

- What did your table think was the most important opportunity?

- How did your table connect the Harbor to the Town Center?

- What does your table believe is a barrier to change?
Next Steps

- **File Request for Notice to Proceed**
  - Will be posted in the Environmental Monitor for public comment
  - Will include a public participation plan
  - The Secretary of the EEA may require specific information, analysis, and alternatives based on the information provided in the submittal and public comment

- **Continue Inventory and Interviews**

- **Next Public Meeting: September/October**