Waterfront Business District
Town of Cohasset
February 6, 2019
Topics

- Waterfront Business District and Parcels
  - Modification to Zoning
  - Allowable Uses: Current and Proposed
  - Dimensional Standards: Current and Proposed
  - Special Permit Process and Development Standards
- Design Guidelines
Waterfront Business District and Parcels

1 Cohasset Harbor Inn
2 Atlantica/Old Salt House
3 Cohasset Lobster Pound/Mill River Boatyard
Elm Street is the major connection between the Village and the Harbor for pedestrians, bicyclists, and vehicles, but its current design privileges the movement of cars over people.

A walk radius of 0.4 miles defines a walk of between 10 and 15 minutes, depending on the person’s level of fitness. Easy connections are not just about walking, but also about the experience of getting there. An environment that is safe (separation from cars, flat pavement), shaded, well-lit, and with interesting views and a destination at the end seems shorter than a walk of the same distance but that is difficult to maneuver, noisy, hot, and with no sense of progression from one place to the next.
Link: Downtown and Harbor
Modification to Zoning

- Not a change to zoning, but a modification of an existing district (WB)
- Adds a new use; requires a special permit for that use
- Modifies dimensional standards within the district
- Requires that certain development standards be met in order to be eligible for a special permit
- Accompanied by design guidelines to be adopted by the Planning Board
RESIDENTIAL: Dwellings for more than 1 family including those in combination with stores or other permitted uses subject to §§ 300-5.3 and 300-7.1

Change from N (not permitted) to SPP (Special Permit from the Planning Board)
## Dimensional Standards: Current and Proposed

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Current</th>
<th>Draft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (square feet)</td>
<td>No requirement</td>
<td></td>
</tr>
<tr>
<td>Frontage (feet)</td>
<td>20</td>
<td>=</td>
</tr>
<tr>
<td>Width (feet)</td>
<td>20</td>
<td>=</td>
</tr>
<tr>
<td>Front (feet)</td>
<td>15</td>
<td>=</td>
</tr>
<tr>
<td>Side (feet)</td>
<td>10</td>
<td>=</td>
</tr>
<tr>
<td>Rear Depth (feet)</td>
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<tr>
<td>Height (feet)</td>
<td>35</td>
<td>35 above Base Flood Elevation</td>
</tr>
<tr>
<td>Coverage</td>
<td>80%</td>
<td>=</td>
</tr>
<tr>
<td>Coverage (Structural)</td>
<td>N/A</td>
<td>=</td>
</tr>
</tbody>
</table>
Special Permit Process and Development Standards

- New Article XX Special Permits in Waterfront Business (WB) District
- New Chapter 300-XX.1 Performance Standards

February 6, 2019
Special Permit Process and Development Standards

§ 300-XX.1. Performance standards.

In addition to the requirements and procedures set forth in § 300-12.4, applications for special permits in the Waterfront Business (WB) District shall be subject to the additional required performance standards included in this Article XX.
A. In addition to other findings of compliance as required pursuant to this bylaw, a special permit shall not be granted by the special permit granting authority unless and until the special permit granting authority has issued written findings certifying compliance with the performance standards of this Article XX, as follows:
Special Permit Process and Development Standards

(1) The maximum allowable floor area ratio shall be X.

(2) The total residential gross floor area of a dwelling unit in the WB District shall be not less than X square feet nor more than X square feet.

(3) In addition to the required performance standards in this Article XX, the special permit granting authority may adopt regulations establishing additional design guidelines for development in the WB District.
(4) In granting a special permit, the special permit granting authority may impose conditions on building and site design to ensure the architectural compatibility with the surrounding neighborhood, and to ensure consistency with approved design guidelines.
(5) The special permit granting authority shall not take final action on a special permit application proposing any expansion or exterior renovation of a building in the WB District that was built prior to January 15, 1955, until first requesting, in addition to those reports detailed in § 300-12.4D, a report thereof from the Historical Commission, or until the Historical Commission has allowed 35 days to elapse after receipt of a copy of such application without submission of a report. Reasons for not accepting any of the comments and recommendations of the Historical Commission shall be noted by the special permit granting authority in the final action on the application.
B. In the WB District, the special permit granting authority may allow dwelling units on ground floors of buildings only where:

(1) The building includes a place of public accommodation on the ground floor; and

(2) The area measured in square feet dedicated to residential use is less than $X\%$ of the footprint of the ground floor; and
(3) The residential use is consistent with the requirements of a state-approved Municipal Harbor Plan, when such plan is in effect; and

(4) The applicant has provided open space, including a walkway, that is accessible to the public, and that connects to a harbor-wide walkway and to a public right-of-way; and
(5) The applicant has provided a view corridor at least \( X \) feet \((X')\) wide that allows visual access across the parcel or parcels to Cohasset Harbor from a public right-of-way; and

(6) Where the applicant demonstrates, and the special permit granting authority specifically finds, that first floor residential uses will not have an adverse impact on the continuity of any place of public accommodation located adjacent to a public right-of-way.
C. The Planning Board shall be the special permit granting authority for uses identified by the letters "SPP" in § 300-4.2, the Table of Use Regulations. A special permit issued pursuant to this Article XX shall not be a substitute for compliance with § 300-12.6, Site plan review, of this Zoning Bylaw where such compliance is required pursuant to applicable law. The grant of a special permit pursuant to this Article XX shall not constitute a waiver of any requirement of § 300-12.6. However, to facilitate processing, the Planning Board as special permit granting authority may accept a combined plan and application which must satisfy all applicable requirements of this Zoning Bylaw, including without limitation the requirements of § 300-12.4, § 300-12.6, this Article XX and the rules of the special permit granting authority relative to issuance of special permits.
Design Guidelines

- Village Business District Design Guidelines
- Add Chapter 7. Harbor Design Guidelines
  - Reference appropriate existing guidelines in the current document
  - Identify those guidelines that are not appropriate for the Harbor
  - Add guidelines specific to the Harbor
Schedule

February 20: Confirm Dimensional Standards
March 6: Discuss Design Guidelines
March 20: Planning Board takes action on Warrant Article
April 29: Annual Town Meeting
Post-ATM: Planning Board Vote on Design Guidelines
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