VISIONING OUR MASTER PLAN

Prepared for The Town of Cohasset
By The Metropolitan Area Planning Council
October 2016
Prepared for
Cohasset Planning Board
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Metropolitan Area Planning Council Officers
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Executive Summary

The Town of Cohasset has a total area of 31.5 square miles. Of this 9.9 square miles is land and 21.6 square miles (68.56%) is water. It is bordered on the west by Hingham, on the northwest by Hull, on the north and northeast by Massachusetts Bay and on the east and south by Scituate. Cohasset is approximately twelve miles east of Braintree and twenty miles southeast of Boston.

The 2010 US Census shows a population of 7,542. The MetroBoston DataCommon shows a projected population of 8,387 in 2020 and 9,476 in 2030. The American Community Survey shows, for 2014, 30% of the population is under 19 years of age, and 22.3% are between 60 years of age and older. The 20 to 59 year old population comprises 47.8% of the population.

There is much cohesion when it comes to what people like about Cohasset. The town has a strong individual character, and feels like it is a little off the beaten path. It feels like a quintessential small New England town. The natural resources are plentiful, varied, understood, and valued. Immediate proximity to the Atlantic Ocean is treasured. Cohasset sees itself as a place where many people like to be out of doors much of the time, and this is a value they want young people to understand. To many residents, Cohasset holds an amazing and fragile mix of history, natural beauty, sense of community, and small town feel – and they don’t want to lose that.

The challenges surfaced by citizens were more often than not about internal or external pressures irreparably changing the things about Cohasset that are the most loved and valued. As we move into the 21st century, that we all know full and well will be a time of dramatic changes in information technology, transportation, robotics, education, artificial intelligence, and medicine, etc. – how can we move into that potentially amazing time and maintain as many of the component parts that, together, make Cohasset a wonderful place to live right now?

There are people in the town who understand that change is inevitable but also offers opportunity if change management is informed by impact analysis. There are others who have a good, solid understanding of what the town needs to do about conditions that exist today, right now – boots on the ground – that need our full attention. These two perspectives can and do collide with unfortunate results, but there is also strength in tandem, built only with communication and respect.

This report holds the voice of the people. Phase One of the Master Plan will tell us about current thinking in Cohasset. The Cohasset master plan, the next step in this process, will use that voice to inform further study.
Vision for the Town of Cohasset

Cohasset

- Is a small New England town with a storied history that is carefully kept and commonly shared as an ongoing community-building tradition

- Values and honors the natural beauty that is unique to New England coastal communities: maintaining natural beauty of a coastal community, protecting sightlines of ancient coastal scenic vistas, new construction that does not erase geologic history, preserving access to coastal and interior open spaces

- Provides active stewardship to open space in the town and understands that a unending commitment to expand open space is critical and significant to future town residents

- Considers the availability of all-season outdoor recreational opportunities as critical to maintaining good health

- Has a stated and visible commitment towards young people in the town

- Recognizes the importance of every individual maintaining connection to circumstances and forces existing in nature and not made or caused by people, and to inculcating these same values in our young people.

- Mandates excellence in education

- Welcomes thoughtful community and economic development that respects or creates exceptional sense of place in the areas the town has positioned for this progress

- Values cultural, racial, and economic diversity

- Accepts citizen oversight of local governance as a privilege that comes with the responsibility of making informed and reasonable public decisions and policy

- Citizens respect and hold to the New England traditions of innovation, the ability to embrace change, ingenuity and confidence as having value in municipal governance.
For Immediate Release: Monday, February 22, 2016

Help Shape Cohasset’s Master Planning Process

Master Plan Visioning will Establish Priorities for Town Planners

Cohasset — Do you live in Cohasset? Are you interested in helping to shape a vision for your community?

Join the Town of Cohasset and the Metropolitan Area Planning Council (MAPC) on Saturday, March 5, 2016 for a day of learning, visioning, and planning to help shape Cohasset’s Master Planning Process.

The first event is an educational bus tour about Cohasset. It will depart from Willcut Commons, 91 Salter Street, Cohasset, on Saturday, March 5 at 10:00 a.m.. The bus has limited seating capacity and will leave promptly at ten o’clock. The bus tour will be followed by an Open House from 11:00 a.m. – 2:00 p.m. also at Willcut Commons. The Open House format means that you can come at any time between 11 AM and 2 PM that is convenient to you! People usually spend between 30 to 60 minutes at the Open House—it’s up to you.

Attendees are welcome at the Forum even if they are not able to take the bus tour.

The meeting will give the public the opportunity to learn about challenges facing Cohasset, to learn about the planning process, and to shape topics and goals for the Master Planning Process. Light refreshments will be served, and all ages are welcome.

For more information about the Cohasset Master Plan process, or for accommodations, please contact Steve Winter of MAPC at swinter@mapc.org or 617.933.0753.

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Overview

The Planning Board of the Town of Cohasset is looking ahead to what the future holds for Cohasset. They will implement a Master Plan soon. Before the Planning Board proceeded to implementation, they first stopped to understand what is important about the future of Cohasset to the citizens of Cohasset. This MAPC report details "Phase 1 of a Master Plan" that will identify town sentiment regarding Cohasset in the future. Citizen input determine what issues should be spotlighted for study and analysis in a much larger and more detailed Master Plan process. Phase 1 gathered public input (though a forum and survey) to provide a picture of how the town might wish to see itself in 10 years. Phase 1 is a precursor to the larger second, master plan phase.

A Master Plan provides a long-range vision for the built environment of a community and offers very specific action steps to achieve that vision. The plan guides how land is used. For example, which parts of the town are appropriate for commercial, housing and mixed-use development; where the town should or should not increase density and height by redevelopment; how to protect and extend open space; improving transit; and maintaining town facilities. All of these issues come together to form the public realm that is the Town of Cohasset we see with our eyes and feel with our hearts.

Additionally, MAPC provided informed suggestions regarding the types of tools that are available for consideration when a town initiates a Master Plan. For example, what are blasting ordinances and why do we have them, what is a steep slope ordinance, and what is corridor planning? MAPC also provided the town examples of a “Request for Proposals” the town could use in preparation for Phase 2.

The Town of Cohasset and MAPC sponsored an Open House on Saturday, March 5, 2016 for a day of learning, visioning, and planning to help shape Cohasset’s Master Planning Process.

The first event was an educational bus tour about Cohasset. The bus departed Willcutt Commons, on Saturday at 10:00 a.m. The bus tour promised a commonly held understanding of issues Cohasset is facing.

An Open House, or public forum was held from 11:00 a.m. – 2:00 p.m. at Willcut Commons. All were welcome to attend the Open House, whether or not they took the bus tour. The forum had an informal an open-house format, so attendees knew they could drop by any time, and stay for as long as they wished. The average stay at an open house forum is between 30 and 60 minutes.

The bus tour and the Open House gave the public the opportunity to learn about challenges facing Cohasset, to learn about the planning process, and to shape topics and goals for the Master Planning Process. Light refreshments were be served, Pandora provided a stream of nice jazz, and people went through the stations noted in the “Cohasset Open House Roadmap.” All ages were welcomed, kids had their own table for art projects. Young adults were encouraged to participate and gave excellent feedback and perspective.

The Planning Board, members from the Board of Selectmen, and municipal staff worked with MAPC staff to orient people to how the information gathering worked, and answered any questions that came up. In the end, this report contains citizen input.
What should be part of Cohasset's Master Plan?

YOUR IDEAS NEEDED!

Saturday, March 5

Please join us for a Cohasset Master Plan visioning session with our planning consultant, MAPC.

10:00 am: Optional Bus Tour
Limited to 50 people
First-come basis
Board bus at Wilcutt Commons

11:00 am - 2:00 pm
Open House
Stop by any time to give us your input!

Wilcutt Commons
91 Sohier St
Cohasset, MA

Light refreshments served.

All ages welcome.

QUESTIONS or ACCOMMODATIONS?
Contact: Steve Winter
swinter@mapc.org
617.933.0753
Open House Summary
Meeting attendees provided feedback by moving through a series of topical "stations" where specific and individualized input was collected through participatory exercises. A summary of each station and findings obtained is provided below.

Cohasset Open House Roadmap

Station 3:  
Priorities for Cohasset-of-the-future

Station 4:  
Visual Preference  
Select images depicting building designs and activities that you feel would be a fit with Cohasset. Say why, by writing on the card.

Station 2:  
Strengths, Challenges, Opportunities for Cohasset-of-the-future

Station 1:  
Place dots on the map—where you live

Thank you for participating!
Station 2: Strengths, Challenges and Opportunities
(Note: Station 1 was an opportunity for participants to indicate where they live)

This station asked participants to state what they liked most about Cohasset ("Strengths"), what they liked least ("Challenges") and what they felt would improve the area most ("Opportunities") with the following poster.

Each participant received three 5" x 8" cards – one for strengths, one for challenges, and one for opportunities. Once filled out, comments were affixed to a large piece of poster paper affixed to the wall. Answers posted spurred many discussions about the area and its future.

A summary of response is provided below:

STRENGTHS,
CHALLENGES &
OPPORTUNITIES

On the cards provided, let us know what you like the most about Cohasset, what your biggest concerns are, and what you think would most improve the town. Then place your answers directly on the sheets under the appropriate category.
Strengths
The Open House participants felt that there is a lot to like about Cohasset; they provided their feedback on the 5" x 8" card below.

TOWN STRENGTHS?
What do you like most about Cohasset?

Town Strengths: What do you like most about Cohasset?
* Indicates that the comment was frequently made

Land Use/Town Character – Strengths
- Neighborhood character
- Small town feel *
- Town Commons *
- Seclusion/off the beaten path *
- Small – great sense of community *
- Small town atmosphere *
- Quintessential New England character – architecture, landscape, etc. *
- Livability

“We are balancing the need to maintain the ‘small town’ attributes while growing the town so it re-invents itself in ways that allow it to thrive.”
Natural Resources – Strengths

- Physical environment
- Unique topography *
- Waterfront and harbor *
- Beaches, ocean and coastal resources *
- Natural beauty of coastline and forests *
- Old growth trees
- Woods
- Clean environment *
- Coastal community *
- Geological accidents, graphite ledges, glacial variety
- Unparalleled scenic vistas*
- Aesthetics
- Nature *

Open Space and Recreation – Strengths

- Beaches *
- Trails
- Conservation land*
- Open space preservation *
- Ocean views *
- Proximity to water/location on Atlantic *
- Proximity to exercise and outdoors
- Location of harbor and parks
- Lilly Pond skating is a gift to us
- Sandy beach/access to water *
- Great recreational walking opportunities *
- Summer recreation program is great
- Many things to do (i.e. beaches, sports)

Economic Development – Strengths

- Various restaurants and entertainment opportunities
- Quaint village *
- Town center/village *
- Love the Music Circus and downtown
- Existing, but dwindling, socio-economic diversity
- Fishing fleet
- Most things I need are within the town

**Housing – Strengths**

- Housing not too dense
- Affordable beautiful homes
- Housing stock – is not suburban tract homes

**Transportation and Circulation – Strengths**

- Rail connection to Boston *
- Proximity to Boston *
- Very little traffic

**Public Facilities and Services – Strengths**

- Schools *
- Quality schools and teachers*
- Support for the elderly
- Active town government *
- Beautiful library, resources and staff *

**Historic and Cultural Resources – Strengths**

- Town’s history *
- Historic buildings
- Music Circus

**Miscellaneous – Strengths**

- Family oriented town *
- Peaceful and quiet *
- People know one another *
- Connections and support of community members *
- People are warm and welcoming, willing to help *
- Caring community that values family and our natural resources
- Engaged citizens *
- Volunteerism
- Support for community organizations
- Passionate and friendly residents *
- Coastal weather
Challenges
The weaknesses we see, or the challenges we face,

"The priorities we seem to want conflict with the attributes that make Cohasset desirable."

A representative sample of comments as they were given is provided below in a list:

* Denotes that the comment was frequently made

Land Use/Town Character – challenges

- Town is isolated & set in ways

- Too much destruction of ledge and rock outcropping to build dwellings - needs control *

- Development priorities that conflict with the attributes that make Cohasset desirable

- Lack of diversity in population; Diversity of incomes; Lack of diversity; Diversity; no diversity; Lacks diversity of cultural population; Lack of diversity: ethnic groups, restaurants; Lack of diversity in residents--socio-economic, race.

- Division between younger residents with families and older community members
• Affluence, Affleunza (sic), and the widening divide between the have and have-nots
• Overdevelopment of coast; Huge houses are taking over! It already feels overcrowded;
  Reduce lot and dwelling size
• Over-building - both business and residential – this needs to be managed starting now
• Maintaining neighborhood character
• No enforceable design guidelines; developers build what they want; their first priority is to
  maximize S.F.
• Loose building codes - anyone can knock down old homes and rebuild any size *
• Proper zoning to manage residential and commercial growth
• Balance small town feel with overdevelopment; It already feels overcrowded *
• Limited opportunity for development without disrupting attractive qualities
• Too much building; too much growth; we are built out; any new development will be
  challenging
• Maintaining small town appeal; Keeping the beauty of the town *
• We are at Build out; any new development will be a challenge *
• The commercial zoning along 3A is creating a mess aesthetically and safety-wise. There
  needs to be stricter development standards and requirements for developers, owners and
  planners.

Natural Resources – challenges
• We need restrictions on building and blasting *
• Harbor dredging; Little Harbor is filling in with blown beach sand. The ecosystem is being
  destroyed and nothing is being done to prevent it.
• Maintaining town-wide eco-friendly footprint and environmental balance
• Concern that we keep our Harbor Area "vibrant and beautiful." The sale of Atlantica, old
  salt, Brisa, "The Harbor Inn," must stay alive and open to the public in a beautiful thriving
  way. It is a main focal point of Cohasset!!!
• Preserve natural beauty *
• Sea level rise
• What a beautiful comfortable space on earth we share! We must value the future generation and spare no expense in their education. Nothing - dogs, old people, biking trails, sports - is more precious. Plus property values are already leveling - your rankings are slipping. Must see this as an issue of crisis.

• Getting dog owners to pick up their dog waste, especially at the harbor (and to obey the no-dog areas)

Open Space and Recreation – challenges
• Increase conservation of open spaces
• Maintaining quaint and open space nature to our town *
• Preserve land and open spaces *
• Managing growth to prevent encroachment on open space. *
• Loose zoning regulations (e.g. no restrictions on clear-cutting land)
• Protecting our beaches, but also utilizing them effectively to draw people to them and to generate interest in our town *
• Allowing too many other people using our beaches. With all the over growth of houses our beaches are now too crowded.
• Harbor and ocean access needs to be kept open to all *
• Town Common seems a little lost

Economic Development – challenges
• Lackluster village business district; Plethora of unattractive fluorescent-lit realtor offices in the village is unsightly *
• Spruce up the village. No bushes, plants, etc. - open space unkempt
• Unwillingness to upgrade downtown area - trash etc.
• When I moved here 13 years ago a promise of a new beautiful buildings, walks, lanterns were promised for our "revitalization of a new looking village" never happened
• Supporting growth in town with safety and sidewalks *
• Parking = economic development
• Village and harbor do not encourage visitors for day trips; no public bathrooms, no picnic areas, no place to sit, no signs; not enough sidewalks *
- Harbor is not sufficient to attract visiting boaters - no transportation to grocery stores etc.
- High taxes right now - need for broader tax base – need commercial development on 3A; we need commercial development for tax revenue - not new houses *
- Not enough commercial base; Building commercial base; Need a Target store
- Attracting alternative revenue sources
- Narrow tax base *
- Attracting and retaining viable businesses

**Housing – challenges**
- Avalon, Cook Estate, Toll Brothers, enough. The town cannot handle any more housing! *
- High price of entry
- Increasing number of large, expensive houses brings gentrification
- Lower cost housing for seniors who want to downsize but do not want to spend $700,000 - $1,000,000+ for condominiums
- Housing that downsizers and young families can afford *
- A range of housing prices to engage different income groups
- There is no affordable/attainable housing for town employees and public safety employees

**Transportation and Circulation – challenges**
- Being dependent on a car is hardship for youth and elders *
- Need local bus service within Cohasset
- Lack of sidewalks *
- Not enough public parking in the village
- Constructing a safe bike pathway for commuting to the train – first mile/last mile *
- Vehicular vs Pedestrian (Even with sidewalk, would you use it?); 3A is one big mess; *
- Lack of safe pedestrian/bicycle access to Rte. 3A commerce or neighborhoods - e.g. from Beechwood to village; Improve traffic control on Rte. 3A
- The current development on 3A is an eye sore and an embarrassment for Cohasset. It’s the worst of all from Hingham to Plymouth! *
- Rte. 3A corridor is dangerous; impossible to make a left turn onto 3A *
Public Facilities and Services – challenges

- Update town use of technology
- Enhancing communication and information sharing
- Ability to keep up with changing times/forward thinking
- Town politics prevent us moving forward; citizen involvement/citizen stewardship at a useful and helpful level is a challenge
- Meeting routine municipal demands that will always have mounting costs – with limited financial resources
- Taxes, Tax base, finite residential tax base; residential tax base is 93% *
- Competing interest for scarce funding; we have trouble paying for our wishes
- Over building will continue to strain delivery of town resources (schools, public safety)
- Response times for fire department due to location of present station; emergency response time is a concern;
- Funding to improve town buildings; Sufficient funding to maintain and improve town buildings; Cost of living is always going to rise
- Unwillingness or slow to invest (schools, infrastructure)
- Selectman have an inability to take action

Historic and Cultural Resources – challenges

- Balancing the need to maintain the small town attributes while growing the town so it re-invents itself in ways that allow it to thrive *

Miscellaneous – challenges

- Shallow Harbor School
- Need to refocus on schools and bring them into the future; need to keep our schools strong; need funding for the schools;
- Crowded schools because of too many over developed condos houses *
- School class sizes are rising; maintaining excellence in the school system; *
- School class sizes are too large; additional teacher support; schools are strained with too many students; Schools are at capacity *
• Maintaining quality of schools with rapid growth of 18 and younger population *

• Overcrowded schools; Schools are at capacity now; school rankings will slide; schools are being strained by too many students *

• Serious drugs coming to Cohasset such as heroin
Opportunities
An opportunity is defined as a set of circumstances that may make it possible to do something specific. "Possible" is the key operative word. An opportunity is not an actionable plan. Actionable plans are established by marshalling organizational resources and then applying those resources to targeted tasks.

A representative sample of comments as they were given is provided below in a list:

Remember, these are opportunities we have:

**Opportunities for Cohasset:** What are some ways to improve Cohasset?

What opportunities should we take advantage of?

* Indicates that the comment was frequently made

**Land Use/Town Character – opportunity**

- Come up with a plan before town is overdeveloped *
• Give the zoning board the authority to inhibit irresponsible, profit-focused development at the expense of town character
• Control retail growth on Rt. 3A
• Keep things green, and limit development is the top priority
• What is in place now that sewer is being expanded?
• Specific building restrictions *
• Traditional small town feeling *
• Enhanced village district *
• Improved aesthetics on Rt. 3A corridor *
• Establish standards for buildable lots - prevent overcrowding *
• More village parking *
• Need underground electric and telephone cables

Natural Resources – opportunity

• Protect the natural resources and keep them accessible

Open Space and Recreation – opportunity

• Access to coast, water *
• Town should buy any attractive land or property available. *(1
• Bike/jogging/walking paths, including along rail line *
• Community activities inclusive to all ages, together
• Prepare a plan for open space
• Preserving more conservation land and more opportunities for kids to get out (trails) *
• Protect the natural beauty and open spaces, beaches, harbor *
• More programming on our waterfront

Economic Development – opportunity

• Restaurant that takes advantage of the seafood on our doorstep
• Support small businesses in town
• More village businesses (shops, cafes) and fewer real estate offices *
• Attract and retain diverse business in town while retaining small town character *
• Revitalize the downtown area to encourage town center activity *
• The village could use a "facelift" while still maintaining its charm
• Improved aesthetics, and economic development along Rt. 3A
• Connect downtown and harbor to make each a destination point *
- Commercial tax base expansion *
- Develop harbor area
- Enable commercial development
- Harbormaster station with facilities for tourism
- Develop tourism and visitor amenities
- Encourage artists and farmers
- Industrial Park

**Housing – opportunity**

- Amend zoning to increase affordable housing for people with lower incomes *
- More affordable housing for seniors *

**Transportation and Circulation – opportunity**

- More sidewalks & bike lanes – better safety for kids/cyclists/pedestrians *
  - Atlantic Ave. and Jerusalem Rd.
- More space to park bikes, especially in the summer
- Using open land for bike trails
- Increase safety on 3A (for both pedestrians & autos) *
- Connect with nearby communities - walking, biking, bus modes
- Inclusion of Cohasset in the MBTA bus service; buses to rail and ferry *
- Sidewalks & bike path to commuter rail station on Main Street *
- Shuttle service to 3A shops, Hingham & Scituate
- Parking price to high at commuter rail station
- Allow electric vehicles easy access to amenities

**Public Facilities and Services – opportunity**

- Manage growth with sensitivity to growing cost of public services
- Keep class sizes small in schools and focus on technology, social awareness *
- Secure funds needed for ongoing school and curriculum development *
- Evaluate the direction of our schools; create a long-term plan to accommodate needs
- Full day Kindergarten
- Look for ways to attract both youth and 50+ people with public programming
- Provide North Cohasset with town water
- Second fire station on Rt. 3A
- Increased support of harbor use
o Happy with dredging but needs continued support for completion *
o Support Harbormaster and thoughts on capitalizing on increased revenue from transient boating *
o Improve Harbormaster shack
o Keep up with surrounding harbors in terms of amenities - bathrooms, shuttle to town, benches, etc.
  • Invest and maintain infrastructure (town buildings, sidewalks, bike lanes, benches)

**Historic and Cultural Resources – opportunity**

• Note: In a general and noticeable way, a community commitment to preservation of history is found in each category

**Energy and Sustainability – opportunity**

• Support renewable energy to improve Cohasset and reduce dependence on fossil fuels *
• Support “green” buildings and particularly “passive” homes and buildings
• Charging stations for electric vehicles
• Allow electric vehicles to use first access to parking in town, at shops, in developments
• Stay away from trends i.e. windmills, solar

**Miscellaneous – opportunity**

• Build on strengths of community (highly involved residents)
• Encourage the involvement of young people and other groups across the social strata – “wisdom of the crowd”
• Create, build, foster cultural and socioeconomic diversity *
• Preserve the small town spirit of helping your neighbor *
• Get more parents involved in schools. Seems to always be “same people”
Station 3: Priorities

The next engagement exercise allowed participants to select up to three priorities that rise to the top of the list when we are thinking about how to create the sense of place we all want for Cohasset.

At the station, each person was asked to identify, from their individual perspective, of the top three priorities for Cohasset over the next 10 years.
Priority by Ranking

1) Open Space and Recreation: maintaining natural beauty of coastal community, protecting sightlines of scenic coastal vistas, new construction that does not erase geologic history, access to coastal and interior open spaces

2) Economic Development: vibrant active village, 3A, parking for visitors, shoppers, customers.

3) School System with capacity to provide excellence to the number of students in Cohasset.

4) Taxes/Tax base/Narrow Tax Base/Financial Management of Municipal Activities

5) Route 3A development is not guided by town sentiment.

6) Cultural and racial, and economic diversity is something we want for Cohasset.

7) Sidewalk Infrastructure wanted

8) New homes are too big and new lots are too big

9) Sea Level Rise

10) Public Safety: we want to provide public safety organizations with what is needed for operational efficiency and proper response time.

11) Bike and Ped Trails with signage

12) Traffic: village is tight, 3A does not feel safe, vehicles move too fast on local roads

13) Drugs – we do not yet know how big this problem will be in one, 3, 5, 10 years
Station 4: Visual Preference Exercise

At the fourth and final station, participants were asked to create visual preference collages representing appropriate development in Cohasset, amenities they would like to see in, and community activities that seem like a good fit for Cohasset. The images selected helped develop a set of goals, recommendations and strategies to achieve the desired environment depicted in the selected images.

VISUAL PREFERENCE INSTRUCTIONS

1. Review images on the tables.
2. Next, select building types that you think are best suited for Cohasset (select 2 images).
3. In the white space below each picture, write why each appeals to you.
4. Tape your photos on the “Building Design and Scale” sheet.
5. Next, select 2 examples of retail, amenities, or activities that you would like to see in Cohasset.
6. Write why each appeals to you.
7. Tape the photos to the “Retail, Amenities and Activities” sheet.

With the help of the Cohasset Planning Board and other volunteers from Cohasset, participants looked over many photographic images depicting different building styles and types (e.g. multi-story mixed-use buildings, single family homes, commercial strip malls), as well as recreational
and programming activities including restaurants, active streetscapes, art and music festivals and more.

After review and thoughtful discussion with others, participants selected two images for each collage - two building types and two amenities/activities - they wished to see in Cohasset. On each image, participants were encouraged to specifically note what appealed to them within the image. This is another station where the assistance, patience, and good spirit of the Cohasset Planning Board members and many other citizen volunteers set the stage for a residents to be candid and vocal about their sense of what Cohasset should be. The images were attached to the appropriate wall-sized poster shown on the following pages.

Pictures with comments underneath were affixed to large posters hanging on the walls.
Building Design and Scale: Selected Images with Attendee's Quotes

Visual appeal. No wires.
Active downtown. Brick sidewalk.
Nice downtown. Nice brick sidewalks.
No wires or poles.

Like!

Cool look for a restaurant

This looks good to me.

Nice! Like a Mom & Pop store.
This looks like a great store.
Retail, Amenities, and Activities –
Selected Images with
Attendees' Quotes

Love the Arts Festival

Yes, Yes, and Yes.

NO!
No chains.
Do not bring commercial mainstream chains
to our little village.

Use any opportunity to gather the community!

Yes! Investment in well-organized sports
and fitness activities!
Building Design and Scale with Attendees’ Quotes

Shabby
Dead sidewalk, Dead storefront. Very bad.

This is who we are.

No more Dunkin Donuts.
No chains!
No.
No chain stores in the Village!

We need to make this kind of community.
Yes! To outdoor dining and trendy storefronts.
Yes! Pretty, and serving beer on the sidewalk too!
I like outdoor eateries.
Nice streetscape with outdoor dining; a place to gather

Outdoor dining is good.
Casual Meeting Places
Yes! Outdoor dining that families can bike/walk to.
Active Street. Nice downtown.
Thriving cafes and restaurants are good for Cohasset.

This is a village look, and that's what we are.
Sometimes, one small modern touch can really change everything.

I like this. Benches promote sitting, chatting. Develop tree shaded areas where people can sit. Put this in the village.
Dated and ugly.
This is just a car park.

No more mini-malls!
This is over-development.

No!
Not good.
All wrong.
No!

Yes to closing streets for community events.
Closing the street for events is OK, but close the whole street.

Stone walls rock.
Retail, Amenities and Activities – Selected Images with Attendees’ Quotes

Very cool! Like! This is community. Yes! This is a positive experience.

Night time events and celebrations bring all ages together.

No, thank you.

Yes! Get me to green space! Keep nature accessible. I like this. Nice place to wind down. More Trails! This is tasteful & aesthetic. Connecting with nature. Wood walkway makes this accessible. More of this please! Trails to green places.
Inviting

Yes to outdoor seating.
Take advantage of the seasons.

Public space is important.
Plan for more benches.
Enjoy the green space.
More public benches in the small parks.
The Cohasset Farmer's market is wonderful!  
I like the Farmer's Market.  
Love local farmers and local businesses.  
This is also a social aatherina.

Parks, yes. Dog parks, no.  
Public Playgrounds well maintained.
Too much street. Bad.

Great use of Cohasset's coastal environment. Great attraction. Would definitely be widely used, and would bring tourism.

This is not necessary in Cohasset — like it as is, an authentic fishing harbor.
No to storefronts like this. No character. No vegetation. Bad. Emphasis on parking. Strip malls are necessary. How about parking in back?

Yes, local entertainment would be great. Yes – I like this. Like live, local venues.

I love Farmer’s Markets. Saturday, Sunday? Yes There are great

Thriving cafes and restaurants are good for Cohasset Draws community to a destination Vibrant in-town dining Encourages people to congregate
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