SITE PLAN REVIEW
APPLICATION PACKET
PLANNING BOARD OF
THE TOWN OF COHASSET, MASSACHUSETTS

Attached:
- Site Plan Review Procedures
- Form-10A Application
- Planning Board Litigation Policy Statement
- Site Plan Review Checklist
- Fee & Deposit Schedule

Adopted:
SITE PLAN REVIEW & SPECIAL PERMIT COMBINED FILING PROCEDURES

Submit to the Planning Board the following:

☐ 18 copies of the Application – Form 10 signed by both the Applicant and Property Owner, including narrative explaining project AND citing specific Section(s) of the ZBL under which the application is being filed.

☐ 18 sets of the site Plan, Floors Plans, Elevations (NOTE: 6 sets at 11”x 17”; 12 sets full size - no larger than 2’ x 3’)

☐ .PDF submission of all applications, plans, site plan and other documents submitted as part of the application

☐ An Abutters List - certified by the Assessor’s Office

☐ Two sets of Abutter mailing labels from the Assessor’s Office

☐ The appropriate application fee, legal fee and engineering fee (see attached fee schedule).

☐ The original, signed Planning Board Litigation Policy Statement signed by both the Applicant and the Property Owner.

NOTE: A submission shall not be deemed complete and shall not be accepted until the applicant has submitted all of the above items.

1. After all of the above items are found to be complete, the Planning Board Staff will then contact the Town Clerk to date-stamp the entire submittal, “As Received.”

2. The Planning Board Staff will then do the following:

☐ Assign a Site Plan Review & Special Permit combined application Case Number

☐ Set a date and time for the public hearing

☐ Post the meeting in the Town Clerk’s Office

☐ Reserve the appropriate room for the public hearing

☐ Distribute the plans to the appropriate boards

☐ Advertise the public hearing in a local newspaper for two consecutive weeks prior to the hearing date

☐ Notify the abutters, by mail, of the public hearing

3. The Applicant will then do the following:

☐ Mail a copy of the site plan, floor plans and elevations to the engineer designated by the Plan Board for review on behalf of the Board.

(Site Plan Review & Special Permit Combined Application & Procedures – Adopted: )
FORM 10A – APPLICATION FOR APPROVAL OF A COMBINED SITE PLAN REVIEW & SPECIAL PERMIT

DATE:

To the Planning Board:

The undersigned herewith submits the accompanying preliminary site plan of property located in the Town of Cohasset for combined Site Plan Review and Special Permit Approval under the requirements of Section 12 and Section 300-22.1 – 22.9 of the Zoning Bylaws of the Town of Cohasset and the Site Plan Review Rules and Regulations of the Planning Board of the Town of Cohasset, Massachusetts.

1. Record Name of Owner: CHI, LLC
   Address: 71 South Main Street, Cohasset
   Phone: ____________________________ Cell: ____________________________ Email: ____________________________

2. Name of Applicant: CHI Elm Street Realty LLC
   Address: 71 South Main Street, Cohasset
   Phone: ____________________________ Cell: ____________________________ Email: ____________________________


4. Assessor’s Map: ___________ Plot(s): 30-021 and 27-004

5. Deed of Property recorded in Norfolk County Registry of Deeds in Book 34352, (page) 253

6. Location of description of property sufficient for identification:
   124 Elm Street and 87 Elm Street, Cohasset

7. Total Residential Gross Floor Area 63,361 square feet

__________________________ Signature of Owner ____________________________
CHI, LLC
By: Cohasset Hospitality Partners LLC, duly authorized
By: TAG CHP Owner, LLC as operating member
By: ____________________________
John Lubitz its member

__________________________ Signature of Applicant ____________________________
CHI Elm Street Realty LLC
By: Cohasset Hospitality Partners LLC, its member
By: TAG CHP Owner, LLC, as operating member
By: ____________________________
John Lubitz its member

(Site Plan Review & Special Permit Combined Application & Procedures – Adopted: )
NARRATIVE

PLEASE PROVIDE A BRIEF EXPLANATION OF THE PROJECT AND, CITE THE SPECIFIC SECTION(S) OF THE COHASSET ZONING BYLAWS UNDER WHICH THIS COMBINED APPLICATION IS BEING FILED.

Please see attached letter from Adam J. Brodsky, Esq.

(Site Plan Review & Special Permit Combined Application & Procedures – Adopted: )
COHASSET PLANNING BOARD
STATEMENT OF LITIGATION POLICY

It is the opinion of the Cohasset Planning Board (the “Board”) that the person or persons (collectively “Applicant”) who sought a decision, ruling or other approval from the Board (“Approval”) should bear any and all costs associated with or arising out of any legal action or proceeding, threatened or actual against or involving the Board challenging said Approval (each a “Legal Action” and all such costs “Legal Fees”).

The litigation policy of the Board is therefore to minimize its Legal Fees.

In furtherance of its litigation policy, the Board reserves for itself the right to seek to minimize its Legal Fees by all legal means, which means may include availing itself of one or more of the following remedies:

(a) Requesting the Applicant to hold harmless and indemnify the Board for Legal Fees prior to commencing any defense of a Legal Action;

(b) Settling all Legal Actions as quickly and in as cost effective a manner as possible, without regard to the interests of the Applicant, which may include rescinding any Approval previously granted; and

(c) Seeking to recover Legal Fees directly from the Applicant which may include joining the Applicant to the Legal Action or commencing separate legal proceedings against the Applicant seeking restitution.

BY SIGNING BELOW, THE UNDERSIGNED ACKNOWLEDGES THEY HAVE READ THE BOARD’S STATEMENT OF LITIGATION POLICY AND THAT THEY CAN REQUEST A COPY TO RETAIN FOR THEIR RECORDS

Date: ____________________________ **

Signature(s) of Applicant(s) or Representatives, if any

CHI Elm Street Realty LLC
By: Cohasset Hospitality Partners LLC, its member
By: TAG CHP Owner, LLC as operating member
By: ____________________________________________
John Lubitz its member

(Site Plan Review & Special Permit Combined Application & Procedures – Adopted: )
TOWN OF COHASSET
Planning Board
41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-3517  FAX: (781) 383-1561

Date: ___________________________  **

Signature(s) of Owner(s)

CHI, LLC
By: Cohasset Hospitality Partners LLC, duly authorized
By: TAG CHP Owner, LLC as operating member
By: ___________________________
   John Lubitz, its member

** APPLICATION MUST BE SIGNED BY BOTH
APPLICANT (OR REPRESENTATIVE) AND LAND OWNER.

(Site Plan Review & Special Permit Combined Application & Procedures – Adopted: )
(Site Plan Review & Special Permit Combined Application & Procedures – Adopted: )