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.
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 ______ 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: Village Development Partners LLC
   Address: 100 Adams Street, Milton, MA 02186
   Phone: _______________ Cell: 857-949-4761 Email: mroberts.bos@gmail.com

2. Name of Applicant: same as above
   Address: __________________________
   Phone: _______________ Cell: _______________ Email: _______________

3. Zoning Classification Downtown Business District

4. Assessor’s Map: E5-39-001-012
   Lot(s): 2

5. Deed of Property recorded in Norfolk County Registry of Deeds in Book 33172 __________, (page) 306

6. Location of description of property sufficient for identification:
   2 Pleasant Street, Cohasset MA 02025

7. Total Residential Gross Floor Area 2,800 square feet

Signature of Owner __________________________

Signature of Applicant __________________________
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.

This application is being filed pursuant to Article 18, Special Permits in the Village Business (VB) District of the Zoning By-law of Cohasset, Massachusetts. It is a modification to an existing Special Permit.

The project involves the construction of a new mixed use building at 2 Pleasant Street, Cohasset, MA 02025. The site is currently occupied by a single story commercial building which will be demolished or moved as part of the project. The new building will be composed of a single commercial unit, approximately 750 sf. It will also contain two 2 bedroom units in the rear and above the commercial unit. Each unit will measure approximately 1,400 sf RGFA.

The commercial unit will have 2 day time parking spaces in the front of the building. Each residential unit will have a single parking space in the rear of the building.
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: 2/4/2020 **
Signature(s) of Applicant(s) or Representatives, if any

Date: 2/4/2020 **
Signature(s) of Owner(s)

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

THE INTENT OF THIS PLAN IS TO CONFORM TO THE APPROVED SITE PLANS EXCEPT WHERE MODIFIED TO CONFORM TO THE APPROVED CONSTRUCTION ENTRANCE AND PERMIT CONDITIONS.


THE HOMES AT COHASSET VILLAGE
8 JAMES LANE & 2 PLEASANT STREET
ASSOCIATED MAPS & LOTS 1-2
COHASSET, MASSACHUSETTS

LEGEND

Site Plan Review Case Number

C5
NOTICE OF PUBLIC HEARING COHASSET PLANNING BOARD

Pursuant to MGL, Chapter 40A, and §300-12.4, §300-12.6 and §300-18 of the Cohasset Zoning Bylaws, the Planning Board will hold a Public Hearing at the Cohasset Town Hall on Wednesday, March 4, 2020 at 7:00 PM on the application of Village Development Partners, LLC for a special permit and a modification of site plan approval dated February 8, 2012 for a Village Business District Special Permit and Site Plan Review Approval. The subject properties are shown on Cohasset Assessor’s Map #39, Plot #001, (8 James Lane) and Assessor’s Map #39, Plot #002 (2 Pleasant St.); specifically, Assessor’s Map E5-39-001-012 Lot 2.

There is currently a single-story commercial building on this lot. The existing structure will be razed or removed. The application is for the construction of a new, mixed-use structure, consisting of a 750 square foot commercial unit in the front of the first floor, with a two-bedroom unit in the back of the first-floor structure and a two-bedroom unit above the commercial unit. Each new residential unit would measure approximately 1,400 square feet. These units are proposed to be part of the already approved and existing “Homes at Cohasset Village Units” located at 8 James Lane and 2 Pleasant St.

A copy of the application and plans and accompanying documents are on file for viewing in the Town Clerk’s Office at Cohasset Town Hall, 41 Highland Avenue, Monday/Wednesday/Thursday 8:30 A.M. - 4:30 P.M.; Tuesday, 8:30 A.M. - 7:00 P.M.; and Friday, 8:30 A.M. - 1:00 P.M.

Any person interested or wishing to be heard on the application should appear at the time and place designated.

Signed,

[Signature]
Clark Brewer
Chairman, Planning Board