

January 27, 2021

Amy Glasmeier, Chair  
Planning Board, Town of Cohasset  
41 Highland Avenue  
Cohasset, MA 02025

RE: Large Home Review Application for Proposed House on Lot-31  
Windy Hill Road, Cohasset, MA

Dear Ms. Glasmeier:

Please find the attached application form, drawings, and related information to support the Large Home Review Application for a proposed house on Lot-31 on Windy Hill Road in Cohasset. This application accompanies a second Large Home Review application for a new house on Lot-32 (adjacent lot). Both lots are located at the intersection of Windy Hill Road and Jerusalem Road.

#### **Lot-31: House Design and Scale**

- The proposed house on Lot-31 consists of 4,970 SF of finished space on 2-1/2 levels. The house would have an attached two car garage, a mudroom connection with a secondary entrance, and a front entrance facing Windy Hill Road. The driveway would join Windy Hill Road directly. A front covered porch aligns the front of the house, whereas a paved patio would be located at the back (west) side of the house.
- The first floor of the house would contain the living spaces including the kitchen, the second floor would have four bedroom and three bathrooms, and the attic level contains a bonus room and an adjacent bathroom.
- The exterior of the house would be clad with natural cedar shingle siding, pronounced trim work in solid PVC (painted), architectural asphalt roof shingles, windows with traditional light patterns and simulated divided lights, and solid PVC or wood shutters.
- The overall hierarchy and scale of the house massing consists of four components:
  - The central component is a two story main mass with a gable roof above with two gable dormers. The continuous covered porch breaks up the height of this mass and conceals the lower level. This part of the house is angled in plan diagonally to face towards the intersection of Windy Hill Rd. and Jerusalem Rd.
  - From the central mass, a lower adjacent wing comes out on the north side. This wing has a distinctly lower roof line to emphasize the overall hierarchy of the building. This wing also follows the same plan orientation angle as the main mass of the house.
  - The garage is located in plan to be parallel to Windy Hill Rd. and has a lower massing and roofline compared to the center of the house.
  - The mudroom “connector” helps transition the garage to the central mass of the house and also has a lowered massing and roof height.

#### **Lot 31: Site, Landscape, and Drainage Design**

- A storm water infiltration system has been designed and engineered by Morse Engineering and located on the east side of the house. The intent is to collect and contain the drainage

- from the roof downspouts and other impervious areas on site and minimize any impact on the street and/or adjacent properties.
- A 3.0' retaining wall is proposed along the back (west) yard behind the house to create a private patio area. A similar partial retaining wall is proposed along the front (east) yard to contain the storm water infiltration system, as laid on the proposed site plan by Morse Engineering.
  - A mix of deciduous and coniferous trees (Red Sunset Maple, Eastern Red Cedar, White Pine) are proposed along the western and southern edges of the property to create a privacy buffer with the abutters. On the north (Jerusalem Road) side of the property, the existing trees will be maintained to the extent possible. Some mitigation planting is also proposed on the north side, including Sweet Fern and Carolina Rose shrubs as noted on the landscape design plan by Grady Consulting.

### **Lot 31: Lighting**

- There is minimal exterior lighting proposed as part of the project. The entrance doors and the garage doors facing Windy Hill Rd. will have two different wall-mounted sconce fixtures with minimum lighting capacity to address safety. The covered porch will have three low-wattage exterior recessed ceiling lights. A shielded motion-activated flood light is proposed in front of the garage mass, primarily for safety. Along the back of the house, wall-mounted sconce fixtures are proposed for ambient lighting around the proposed patio.

### **Lot 31: Circulation**

- The driveway for the proposed house joins Windy Hill Road directly in order to minimize proposed impervious asphalt-paved area on the site. The curb cut has adequate separation distance from the intersection of Windy Hill Road and Jerusalem Road. Adequate maneuvering space has been provided within the driveway with to prevent vehicles from backing out to the street.
- The exterior circulation along the front of the house is primarily limited to the deck of the proposed covered porch. Any hardscape connection from the front of the house to the patio in the back would be a natural/planted one, possibly with stepping stones. The rear patio will be paved with bluestone or a similar paving material.

We look forward to presenting the project to the Planning Board at the next public hearing. We would be happy to answer any questions and/or provide further information as requested.

Sincerely,

Andrew Groman and Shawn Richard  
Eames Capital Partners, LLC



**Comparative Study of Relevant Existing Lots and Houses in the Area**  
 Proposed Houses on Lot 31 and Lot 32, Windy Hill Road, Cohasset, MA

200 ft