

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-32
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-32 on Windy Hill Road in Cohasset. This application accompanies a second Large Home Review application for a new house on Lot-31 (adjacent lot). Both lots are located at the intersection of Windy Hill Road and Jerusalem Road.

Lot-32: House Design and Scale

- The proposed house on Lot-32 consists of 4,986 SF of finished space on 2-1/2 levels. The house would have an attached three car garage, a mudroom connection with a secondary entrance, and a front entrance facing the drive court. The driveway would extend from the existing shared driveway with 10 Windy Hill Road. The front entry is highlighted by the covered porch with the projecting gambrel roof above. The side entry is recessed into the mudroom connection. A deck is proposed along the back (north) side of the house.
- The first floor of the house would contain the primary living spaces including the kitchen, the second floor would have five bedroom and four bathrooms. Due to the gambrel roof massing of the house, there would be no attic space. A “widow’s walk” style roof deck is proposed along the central mass of the house, accessed by an interior stairway with a roof hatch. The deck would be recessed into the roof massing to be integrated into the overall architectural composition of the house.
- The exterior of the house would be clad with natural cedar shingle siding, pronounced trim work in solid PVC (painted), woven shingle corners, 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 three components:
 - The central component is a two story main mass with a gambrel roof and various integrated dormers making up the second story.
 - The garage wing is angled with respect to the main house, surrounding the proposed drive court. The roof line of the garage also consists of gambrel roofs and dormers.
 - The mudroom “connector” follows the same plan orientation as the garage and transitions the garage with the main house, with roof lines that complement both.

Lot 32: 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 14'x32' swimming pool is proposed on the north side of the property as located on the proposed site plan.
- A mix of deciduous and coniferous trees (Eastern Red Cedar, White Pine) are proposed along the western side of the property. Additional deciduous and coniferous trees are proposed along the southern and eastern borders to create a privacy buffer with the abutting houses. On the north (Jerusalem Road) side of the property, the existing trees will be maintained to the extent possible.

Lot 32: Lighting

- There is minimal exterior lighting proposed a part of the project. The entrance doors and the garage doors facing the drive court will have 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 for the proposed deck.

Lot 32: Circulation

- The driveway for the proposed house is an extension of the existing shared driveway that currently serves 10 Windy Hill Road. Adequate maneuvering space has been provided within the driveway with to prevent vehicles from backing out to the street.
- A stone paved walkway would connect the two entrances that face the drive court. The pool patio would be paved with bluestone or similar material and adjoin the house. The proposed rear deck would be integrated with the massing of the house.

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