



TOWN OF COHASSET PLANNING

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Memorandum

DATE: February 17, 2021
TO: Planning Board
FROM: Lauren Lind, Planning Director
SUBJECT: **Village Business District Special Permit & Site Plan Review (VBD #2021-01) 1 Pleasant Street - Public Hearing Date: February 24, 2021**

The purpose of this memorandum is to provide the Planning Board and the public with a Planning Department staff review based upon the information received for this application.

PROJECT DESCRIPTION

The subject properties are located at 1 Pleasant Street in the Village Business District. 1 Pleasant Street, otherwise known as Assessor Map Parcel E5-18-18, is a 38,245± square foot lot currently improved with an approximately 8,043 square foot single-story structure constructed in 1880 containing office, retail, and restaurant space. The applicant proposes a demolition and reconstruction of the existing structure to create a mixed-use development that includes approximately 8,280 square feet of retail, office, and restaurant space with fourteen residential units on the second and third floor. These uses are allowed by Planning Board Special Permit and Site Plan Approval in the Village Business District (VBD).

ZONING REQUIREMENTS

Please note the link to applicable zoning sections of the Cohasset Zoning Bylaws in each of the following requirements:

Special Permit – This project requires a Planning Board issued Special Permit per [Section 12.4](#) and [Section 18](#) of the Cohasset Zoning Bylaws.

Site Plan Review – This project requires Site Plan Review per [Section 12.6](#) of the Cohasset Zoning Bylaws.

Design Guidelines – This project will need to adhere to the [Village Business District & Harbor Village Business Overlay District Design Guidelines](#) referenced in Section 22.6 of the Cohasset Zoning Bylaws.

Inclusionary Zoning – This project must meet Inclusionary Zoning requirements as the total number of proposed residential units exceeds the threshold in [Section 4.3-N](#) of the Cohasset Zoning Bylaws.

APPLICATION SUBMISSION DOCUMENTS

- Application Packet - Form 10A Application for Approval of a combined Site Plan Review & Special Permit; Includes Statement of Litigation Policy, Narrative, Property Record Card, Quitclaim Deed, and Certified Abutters List; filed with the Town Clerk on January 27, 2021
- Transportation Impact Assessment prepared by Vanasse & Associates dated January 12, 2021
- Site Plan prepared by Morse Engineering dated January 4, 2021 titled “Proposed Redevelopment Site Plan”
- Architectural plans (Floor Plans, Renderings, Building Elevations) prepared by Axiom Architects, James Kelliher, AIA, dated December 2020 titled “James Brook Building”

Application material can be viewed on the Town of Cohasset Website under the “Active PB Applications” Tab on the Planning Board Page: <https://www.cohassetma.org/524/Active-PB-Applications>

APPLICATION STATUS

The applicant has filed for combined Special Permit and Site Plan Review with the Planning Board. The applicant has also filed with the Conservation Commission for an Order of Conditions.

Weston & Sampson has been assigned as the Peer Review engineering firm for this application. The Peer Reviewer will be expected to review the application submission materials for compliance with Cohasset bylaw requirements and application regulations. We anticipate receipt of their initial review on Friday, February 19, 2021.

Special Counsel Karis North of Murphy, Hesse, Toomey, and Lehane, LLP, has been provided copies of all application material and is prepared to provide legal guidance to the Planning Board for the duration of this process.

Application material has been disseminated to relevant Town departments and committees for comment. Planning staff will continue to update the Planning Board and applicant as comments are received.

The applicant is prepared to attend the Planning Board meeting on February 24, 2021 to present the introductory presentation of the proposal. The public hearing is expected to continue beyond the initial opening date of the public hearing as necessary. Staff will work with the applicant to determine a tentative schedule of continued hearings following the opening of the public hearing.