



# TOWN OF COHASSET PLANNING

41 Highland Avenue  
Cohasset, MA 02025  
Tel: (781)-383-4100, ext. 5128

## MEMORANDUM

Date: February 19, 2021

To: Planning Board

From: Lauren Lind, Planning Director

RE: **Public Comments Received regarding VBD SP & SPR Application 1 Pleasant Street**

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The following public comment was received regarding the Village Business District Special Permit and Site Plan Review Application for 1 Pleasant Street as of February 16, 2021.

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### **February 13, 2021 – Matt Beggan, 4 Sankey Rd., via email:**

“Hi Lauren and Jennifer,

I’m writing to both of you on behalf of Paul Sheerin and his project to renovate and update 1 Pleasant St.

I wanted to let you know I am fully supportive of what Paul is planning to do with the project. Being a resident of Cohasset since 1971, that building needs a face lift and would also contribute to more space for small businesses as well as driving more foot traffic for downtown shops and restaurants.

I’m happy to speak live with either of you about our support about bringing some life back into a downtown that has become a ghost town. My wife and I have two children, ages 11 and 12 and can’t believe there is little to no places for kids to buy candy, sodas or ice cream.

When I grew up here, downtown Cohasset was booming and alive with kids and I firmly believe that Paul’s project and updates to a dilapidated building today will help get downtown Cohasset back to its glory days.

Please let me know if you have any questions?

Best,

Matt Beggan  
617-275-3020”

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### **February 14, 2021 – Eric Moore, 26 Fernway, via email:**

“Hello Lauren and Jennifer,

I am writing in support of the project at 1 Pleasant St in Cohasset.

After reviewing the plans for 1 Pleasant St, I believe this will be a huge improvement to downtown Cohasset. The proposed building will not only be significantly more visually appealing, but I also believe building a true mixed use building will greatly benefit the center of town and its businesses. As I’m sure you know, there are zero new apartment rentals downtown so I think this project is a great opportunity to offer people the option to live close to the center.

I have lived in Cohasset for close to 30 years, and really appreciate that someone is willing to invest in improving this area of our downtown.

Thank you,

Eric Moore

26 Fernway  
Cohasset  
617-549-5445”

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**February 14, 2021 – John Short, 30 Pleasant Street, via email:**

“Hi -

I recently saw the proposed plans by Paul Sheerin for 1 Pleasant Street. As a resident of 30 Pleasant Street, I could not be more excited about this development as I think it will be great for the neighborhood and for the downtown.

Great for the neighborhood:

Our neighborhood on the other side of the tracks from downtown is a great area with great access. I would be excited by the prospect of new retail options downtown, as well as the options for new office space.

People love to walk, and a refreshed building at 1 Pleasant would add a great piece to this neighborhood. The number of empty nesters, and young couples with kids who are looking for options close to home is growing. People move to this neighborhood vs. other areas of Cohasset, and other towns on the south shore because they want to get out of the city, but they still want the walkability to offices, friends (apartments), and retail.

Great for the downtown:

I think the pandemic provides an opportunity for towns like Cohasset. Many former commuters will be going into work 2-3 times as work becomes more flexible. As I have, I think many people will look for office space near their home. I currently have an office downtown. I frequent Seabird, 5 South Main, Fresh Feast, and Lenny's for lunch. Once the restaurant at 1 Pleasant is open, I will frequent that as well. In short, high quality office space downtown will help spur business.

Apartments are also good for the downtown area. My parents recently purchased a house in Scituate. They didn't need a house, an apartment would have been perfect. Had there been more inventory, I think that is likely the option they would choose. Like the above with offices, I think more people living near the downtown area in apartments would help the downtown. Empty nesters and young couples have a lot to gain from moving out to the suburbs. I believe more apartments will provide better options for more people, and help keep / improve the vibrancy of our downtown.

Paul the builder:

We currently live in a house built by Paul Sheerin. While most relationships with a builder are transactional, ours has not been. Paul cares about putting his name on something. I was always impressed with the thought he put behind each detail in our home. The idea that he would be doing this for a mix-used project in my neighborhood and the downtown is exciting, and would no doubt be a positive addition to downtown Cohasset.

I am excited about this development, and would like to put my support for it on the record.

Best,  
John”

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**February 16, 2021- Pete Whoriskey, 46 Jerusalem Road, via email:**

“Hi Lauren & Jennifer,

I wanted to reach out to you both and send along my strong support of the proposed project at 1 Pleasant Street. My wife and I both grew up in town and are raising our 3 kids here as our parents did.

Downtown Cohasset is in desperate need of new buildings and amenities. It’s sad to see that many of the buildings downtown are in disrepair and look as though they may crumble into the streets. What Paul has proposed looks fantastic both aesthetically and functionally. He is giving people a place to live, work, and play, which is exactly what the downtown area needs.

I felt it was important to send you note as the review process gets underway. I look forward to seeing people like Paul improve our town for the present and future.

Best regards,  
Pete

Pete Whoriskey”

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**February 16, 2021- Andrew Spalt, (Address not given), via email:**

“good afternoon Jen, this is Andrew spalt I am writing you today as a business owner and resident of the town of Cohasset I am very concerned over the situations that have Arisen in the town with businesses disbanding and leaving including the latest which is Dooley's Pub and Grill. This town is in desperate need of revamping multiple properties in the center including the proposed property owned by Paul sheerin Junior please note I completely 100% support what he is trying to do in this town. All we have to do is take a look at our surrounding towns Scituate especially. Scituate has an amazing downtown area that they started to revamp approximately 10 years ago which has kept up with the times except for a small few buildings that I'm sure are going to be on the horizon for dismantling and rebuilding with the price of Real Estate. I work for Paul doing tree removal on his construction projects and I have to let you know he is one of the best contractors I have ever worked 4. I support anything in this town that improves the quality of the buildings which are currently standing but in total disrepair. If there needs to be a hearing on this and has to happen please shoot me an email and I will be there to support Paul Junior on the project and I will also be there to support other projects going forward to try to ensure that Cohasset doesn't get left in the dust. We are an old community but we don't have to look that way I hope this finds you well take care sincerely Andrew fault”

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**February 16, 2021 – Marybeth Reardon, 150 Lamberts Lane, via email:**

“Hi Ms. Lind and Ms. Oram,

I'm writing in support of the proposed development at 1 Pleasant Street. I feel like the Planning Committee typically hears from constituents that are against proposals, so I think it's important to share another perspective. Downtown Cohasset is in need of some major love right now, with the recent closing of Dooley's yet another example of the decline of the village. The plans for 1 Pleasant Street are going to greatly improve what the Village can offer, without compromising traffic or drastically changing the original footprint of the building. From an aesthetic and practical standpoint, the new structure will improve the walkability of the village by adding charm and allowing more businesses to open and thrive. Also, with so many people looking to downsize when their kids are adults, it would be nice to offer more opportunities for them to stay in Cohasset instead of moving to other communities. I think adding an attractive, more thoughtfully constructed building where one already exists would be a great benefit to the village and the neighborhood. I don't see any downsides to this plan.

Thank you for taking the time to read this as well as for all you do for the Town.

Sincerely,  
Marybeth Reardon  
150 Lamberts Lane"

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**February 17, 2021 – Marybeth Lynch, Owner of Awesome Blossom in Cohasset Village, 1 Pleasant ST., via email:**

"Dear Cohasset Town Planning Board and Administrators,  
I am the owner of Awesome Blossom flower shop located in James Brook Shops at 1 Pleasant Street. I have been a very satisfied tenant of Paul Sheerin's for more than five years now. I am happy to say that whenever people ask about the building's landlord, I eagerly reply that "a nicer man or landlord cannot be found!" So true. Paul is extremely supportive, responsive and conscientious. And more than that, he is understanding, kind and helpful.

Although I know I will have to move out of my space for quite some time, I am willing to take on the work and make this sacrifice for Paul's vision of what 1 Pleasant Street can become. I will eagerly await my return and absolutely move back into the building once it is completed. It will be exciting to see how this new building will serve all of its tenants as I'm certain Paul will do his best for all of us.

I know I can count on Paul and am confident that you can do the same.

Regards,  
Marybeth Lynch  
Owner  
Awesome Blossom in Cohasset Village"

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**February 17, 2021 – Derek Heald, 225 Sohier Street, via email:**

"Dear Lauren and Jennifer,

We are writing to you to show our full support of the project being proposed at 1 Pleasant Street in Cohasset MA.

My name is Derek Heald, my wife (Courtney Goff Heald) and I, have made the conscious choice to raise our family in the beautiful town of Cohasset. My son Jack (11), and daughter Chloe (8), are now at the age where we can enjoy riding bikes or taking walks downtown together as a family.

As much as we love this area, we truly believe that improvement can, and should, always be made to maximize the aesthetic potential. The 1 Pleasant Street project provides that improvement by giving a well-needed boost to our town and bringing the community closer together to enjoy the proposed amenities.

Furthermore, this should be seen as an excellent opportunity to enhance the utilization of Cohasset center for all populations, independent of age, which we believe will lead to a more vibrant community.

Thank you for your attention to this matter.

Regards,

Derek Heald, MHA  
B|Braun Medical, Inc.  
Director, Healthcare Systems”

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**February 18, 2021 – Greg Penoyer, 543 Beechwood St., via email:**

“Good Morning,

I am writing this email to express my enthusiastic support for the proposed development project at 1 Pleasant Street in Cohasset.

Regarding the project itself, as a new resident of Cohasset, I am excited to see more activity in the downtown area and think that more downtown residents can do nothing but improve the overall atmosphere and sense of community. Part of what brought me and my family to Cohasset over any of various other small towns further inland is the perceived sense of community and the potential for the small downtown district. And particularly in these weird and trying times, I believe that having more people and driving more activity of residents downtown will be helpful to stir and bolster that community. I grew up in a small town (albeit in upstate New York) and have seen first hand how a lack of vision and outside-the-box creativity can stifle small downtown districts and kill a community, and it would be a shame to see that happen to my new hometown. And frankly, I'm getting tired of driving to Scituate and Hingham for a bustling "downtown."

In addition to the above potential impact on the town itself, I have also seen the proposed renderings and think the new building will be much more visually appealing and improve downtown, as well as the infrastructure.

Regarding the builder, I have only known Paul Sheerin for roughly 10 months, but I have come to greatly enjoy his professionalism, courtesy, and seeming commitment to not only his craft, but also the communities in which he works. Having worked with several builders in the past, it was truly a joy to have such an experience with Paul, as he worked diligently (and often flexibly adapting to our shifting wants) to build our home as we wanted. This was particularly appreciated during a global pandemic where we saw other builders (building homes for some of our closest friends) treating clients horribly and essentially off-loading market risks and rising costs onto their clients, who had little recourse or ability to fight back. Paul did none of this. Stated bluntly, I trust and appreciate Paul Sheerin and Marvell Homes, and I look forward to him having more long term involvement in development, growth, and success of Cohasset.

If you have any questions, or if I can be of any assistance on this matter, please do not hesitate to contact me.

Greg Penoyer  
315-345-7475  
MA Board of Bar Overseers Number: 689080  
543 Beechwood St.  
Cohasset, MA 02025”

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**February 19, 2021 – Nancy Dougenik, President of Jutras Nobili Dougenik at James Brook Crossing, 1 Pleasant Street, via email:**

“Hi Lauren and Jennifer,

Hope you are both doing well.

This email is in support of the above referenced matter. As a 6 yr Tenant at 1 Pleasant Street, I wanted to offer my support for this wonderful development Marvell Properties is planning. Based on what Paul has done with the existing old dilapidated building, by giving it a clean facelift, has created a pleasant work environment for all of his tenants.

The new development will continue to be a fabulous neighborhood asset. His ability as a local developer brings great insight to this project. Mixing the use with retail, office and residential is genius. This creative solution will provide access to the Village. We will no longer be considered “on the other side of the tracks”. It will add huge value to the Pleasant Street neighborhood.

As a Landlord, I can only say Paul has been “Great”. He gets things done and is willing to listen and work with his tenants.

Please give a call if you have any questions.

Thanks so much for considering this project.

Nancy Dougenik

Nancy Dougenik  
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Jutras Nobili Dougenik  
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1 Pleasant Street  
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