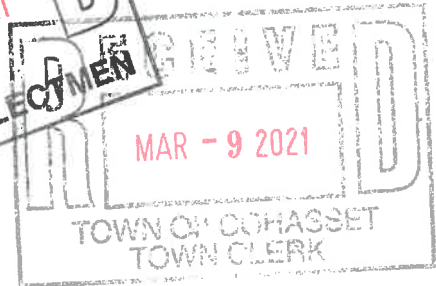
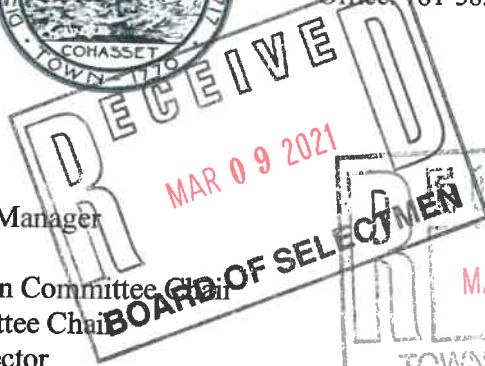


Planning
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TO: Cohasset Select Board
CC: Christopher Senior, Town Manager
Cohasset Planning Board
Master Plan Implementation Committee
Cohasset Advisory Committee Chair
FROM: Lauren Lind, Planning Director
DATE: March 9, 2021



RE: Planning Board Request to Select Board for 2021 Annual Town Meeting Proposed Zoning Articles – Updated March 9, 2021

At their meeting on February 24, 2021, the Planning Board voted to submit ten (10) zoning articles to the Select Board to request that these articles be placed on the 2021 Annual Town Meeting Warrant. The Planning Board is requesting that the Select Board then refer the articles back to the Planning Board to proceed with Public Hearings.

Articles P1-P5 are articles that were tabled from the 2020 Annual Town Meeting in response to the COVID-19 response:

Article P1: Floodplain and Watershed Protection District Amendment: To see if the Town will vote to amend the Zoning Bylaws to be consistent with the latest Flood Insurance Rate Map and Flood Insurance Study issued by the Federal Emergency Management Agency. This update is a requirement to remain in the National Flood Insurance Program.

Article P2: Ground-Mounted Solar Photovoltaic Installations Overlay District Amendment: To see if the Town will vote to amend the Zoning Bylaws to add additional applicable parcels to the GMSPI Overlay District to allow for solar array development atop a capped landfill.

Article P3: Zoning Map Update -Whitney Spur Rail Trail Reclassification: To see if the Town will vote to amend the Zoning Map to reclassify the zoning for Assessor's Map Parcel A6-74-020, commonly referred to as the Whitney Spur Rail Trail, from Light Industry and Technology Business to Open Space.

Article P4: Fast-Food Restaurant Definition Amendment: To see if the Town will vote to amend the Zoning Bylaws to add a clarifying word to the definition for "Fast-Food Restaurant".

Article P5: Special Permits in the Village Business District Amendment: To see if the Town will vote to amend the Zoning Bylaws to modify the Table of Use Regulations relative to Special Permits in the VBD to designate the Planning Board as the Special Permit Granting Authority for all uses in the VBD.

Article P6 is a new proposal from the Planning Board has been withdrawn from the 2021 ATM process. The Planning Board does not intend to proceed with an amendment for the 2021 ATM nor will they proceed with a public hearing for this article at this time.

~~**Article P6: Large House Plan Review Amendment:** To see if the Town will vote to amend the Zoning Bylaws to modify Large House Plan Review procedures.~~

Articles P7-P9 are new proposals brought forth to the Planning Board by the Master Plan Implementation Committee Zoning Bylaw Working Group:

Article P7: Use Variance Amendment: To see if the Town will vote to amend the existing Zoning Bylaws to eliminate the absolute prohibition of use variances found in 300:12.5 and replace it with a special permit process under use regulations in 300:4.2.

Article P8: Land Alteration Amendment: To see if the Town will vote to amend the existing Zoning Bylaws regarding earth removal regulations in 300:11 to include clearing activities on undeveloped lots and in the sub-division of larger developed lots for redevelopment.

Article P9: Sunset the Senior Multifamily Residential Overlay District: To see if the Town will vote to remove the Senior Multifamily Residential Overlay District (SMROD) 300:16 from the Zoning Bylaws. The amendment 300:16.1B, approved at ATM April 1, 2006, created legal inconsistency regarding sunset provision and there have been no applications under SMROD in the nineteen years since its adoption.

Article P10 is a new proposal to modify the Zoning Bylaws to be consistent with a General Bylaw revision that occurred during the 2020 Annual Town Meeting relative to the name change of the Board of Public Health:

Article P10: Board of Public Health Zoning Bylaw Amendment: To see if the Town will vote to replace every instance of the phrase "Board of Health" with the phrase "Board of Public Health" within the Zoning Bylaws.