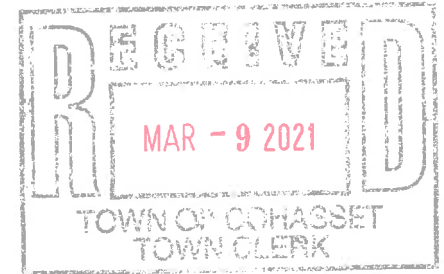




TOWN OF COHASSET
Planning Board
41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-4100 x 5128



NOTICE OF PUBLIC HEARING COHASSET PLANNING BOARD

Pursuant to Section 5 of MGL Ch. 40A, the Planning Board will hold a hold a virtual **Public Hearing on the Zoom platform, Webinar ID 839 4588 5044, Password: 561566**, on, on **WEDNESDAY, MARCH 24, 2021, at 6:30PM** on the following proposals to amend the Cohasset Zoning Bylaws. These articles will be on the Cohasset Annual Town Meeting Warrant commencing on **May 24, 2021**.

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 **(Article P6 has been withdrawn)**

Article P7: Use Variance Amendment: To see if the Town will vote to amend the 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 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: 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.

These articles may not be numbered exactly as they will ultimately appear in the Annual Town Meeting Warrant. Full text and map of the proposed amendments are available for viewing at the Town Clerk's Office, Cohasset Town Hall, 41 Highland Avenue, Cohasset MA 02025 during regular business hours: Mon./Wed./Th. 8:30AM-4:30PM, Tu. 8:30AM-7:00PM, Fri. 8:30AM-1:00PM. Electronic copies of full

text and map of the proposed amendments can be obtained by contacting Planning Director Lauren Lind via email at LLind@cohassetma.org

Any person interested or wishing to be heard on the proposed amendments should attend the virtual meeting at the time designated.

Signed,
Amy K. Glasmeier
Chair, Planning Board