

# Summary of Zoning Articles 20-24 & 28 for ATM 2021\*

\*Revised article numbers version

Presentation by Lauren Lind, Planning Director

Advisory Committee April 8<sup>th</sup>, 2021 & Select  
Board April 13<sup>th</sup>, 2021



# Article 20: Floodplain & Watershed Protection District Amendment

- Update map references to be consistent with the latest Flood Insurance Rate Maps & Flood Insurance Study per FEMA
- Edit and add additional content to be compliant with FEMA's newest model floodplain bylaw
- **Failure to adopt these updates by July 6, 2021 results in an automatic removal from the National Flood Insurance Program for the entire Town of Cohasset**

# Article 21: Ground- Mounted Solar Photovoltaic Installations Overlay District Amendment

- Bylaw was established to allow solar array development atop the Town's capped landfill
- Amendment would **add a second location to the applicable parcels to allow for another potential solar array development atop a capped landfill** adjacent to Crocker Lane off Route 3A

# Article 22: Zoning Map Update – Whitney Spur Rail Trail Reclassification

- Whitney Spur Rail Trail zoning is currently Light Industrial with a small portion in Technology Business
- Amendment would **reclassify the parcel to Open Space to be consistent with it's current use**

# Article 23: Fast-Food Restaurant Definition Amendment

- **Add the word “principal” to the definition of Fast-Food Restaurant** to allow for clarification in interpretation of Zoning Board of Appeals Special Permits that request to have food components as accessory uses to a primary use
- Example: Snack Shack at Sandy Beach – The snack shack is an accessory use to the **principal** use that is recreational; therefore, the Snack Shack does not constitute a Fast-Food Restaurant
- This amendment was requested by the ZBA , who is the SPGA for Fast-Food Restaurant uses
- Amendment **does not expand applicable areas** where this is an allowed use currently in zoning bylaws

# Article 24: Special Permits in the Village Business District Amendment

- Table of Use regulations currently lists Planning Board as the Special Permit Granting Authority for all uses in the Village Business District except for guests houses and veterinarian clinics, which go to the Zoning Board of Appeals
- Amendment would **establish the Planning Board as the SPGA for all uses in the Village Business District**

# Articles 25, 26 & 27 to be presented by the Zoning Bylaw Working Group

- Articles 25, 26, & 27 have been brought forth and recommended by the Master Plan Implementation Committee's **Zoning Bylaw Working Group**
  - Article 25: Use Variances Amendment
  - Article 26: Land Alternation Amendment
  - Article 27: Sunset the Senior Multifamily Residential Overlay District
- **More to follow in a separate presentation by the ZBWG**

# Article 28: Board of Public Health Zoning Bylaw Amendment

- Amend every instance of the reference to **“Board of Health”** to **“Board of Public Health”** to be consistent with the Board’s official name change



Thank you!

## Contact information:

Lauren P. Lind  
Planning Director

Phone: 781-383-4100, x 5128  
Email: [LLind@CohassetMA.org](mailto:LLind@CohassetMA.org)

41 Highland Ave  
Cohasset, MA 02025  
[www.cohassetma.org](http://www.cohassetma.org)