



TOWN OF COHASSET PLANNING BOARD

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

PLANNING BOARD AGENDA

Date: **Wednesday, April 12th ,2023**

Time: **6:30 P.M.**

Place: **Virtual Zoom Meeting**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/87831808821?pwd=ajB3NVJLQnZJVjJkdklwUUZFUDBSdz09>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656

Passcode: 230747

Webinar ID: 878 3180 8821

CALL TO ORDER

The scheduled times listed on this agenda are approximate and may not match an official advertised or continued hearing time of 6:30pm.

- 6:30 PM PUBLIC HEARING** – Pursuant to MGL Ch40A & §300-12.4, -12.6, & -18 of the Cohasset Zoning Bylaws for an application for Village Business District Special Permit & Site Plan Review filed by Cassie Malatesta & South Main Cohasset Venture, LLC. Subject property is **55 South Main Street. (Cont. from 03/22)**
- 7:00 PM PUBLIC HEARING** - Pursuant to MGL Ch40A & §300-12.4, -12.6, & -18 of the Cohasset Zoning Bylaws for an application for Village Business District Special Permit & Site Plan Review filed by Paul Ford & EMF Rice Realty Trust. Subject property is 31 South Main Street.
- 7:30 PM PUBLIC HEARING** - Pursuant to MGL Chapter 40 & §228-16 of the Cohasset Zoning Bylaws for an application for Scenic Road Work filed by Mike Hilsinger. Subject property is 355 Jerusalem Road.
- 8:00 PM EXECUTIVE SESSION**- Executive Session pursuant to G.L. Chapter 30A, Section 21(a) purpose 3 to discuss strategy with respect to litigation and the Chair has declared that having a discussion in open session would detrimentally impact the Board's litigating position: The board will discuss and deliberate on the matter of KD Custom Builders, Inc. v. Planning Board, Land Court C.A. No., 23 MISC 000068 regarding the property located at 94 Black Horse Lane in Cohasset.

MEETING PROTOCOLS:

Presentation Material:

- Applicants shall be prepared to share their presentation material. Staff are not responsible for applicant presentations.
- Copies of documents used in a presentation shall be submitted as part of the official record.

Public Comment & Participation:

- Input full name & address/affiliation in the "Q&A" field. Questions will be addressed as received during designated public comment period. Public can leave written comments, or those wishing to speak to the Board can be given access to utilize mic. & camera. 3 min. max. per individual. Please refrain from repetition.
- Direct statements/questions to the Chair, who will ask the appropriate person(s) to respond.
- Discussion during meetings should always be courteous, respectful, & confined to subject under consideration.
- If you wish to record the meeting in any manner, you must advise the Chair prior to the start of the meeting.

Administrative

Next Planning Board meetings: April 26th, 2023

Re-affirm vote for Proposed Article 8 of the Zoning Bylaw for Annual Town Meeting

ADJOURN