

Town of Cohasset, 41 Highland Avenue, Cohasset, MA 02025
Cohasset Harbor Implementation Planning (“CHIP”) Working Group
Wednesday January 18, 2022 6pm, Willcutt Commons Chart Room
Meeting Minutes

Agenda

- Welcome
- Call to order, Roll Call
- Captains’ Walk
 - Status and Overview
 - Review Dec 7, 2022, Captains’ Walk Survey Analysis
- Review Goals and Assumptions
- Present Feasibility Studies
- Discuss next steps
- Adjourn

Attendees

1. George Baumgarten (Harbor Committee, CHIP)
2. Tim Davis (Harbor Committee, CHIP)
3. Mike Sardina (Harbor Committee, CHIP)
4. Montana Cassel (Town of Cohasset Climate Resilience)
5. Tom Bell (Conservation Commission)
6. Jackie Dormitzer (Coh Historical Commission)
7. Ralph Dormitzer
8. Mike Dick (Capital Budget Committee)
9. Dave Fulton
10. Lisa Fulton
11. John McGoldrick
12. Doug McLellan
13. Susan Sardina (Affordable Housing Steering Committee)

Meeting called to order 6:05pm.

Discussion

- **Existing Conditions.** Recapped [Assumptions & Goals](#) and existing conditions ([Margin St.](#), [Border St. West](#), [Border St. East](#)) from 12/7/22 CHIP Meeting
- **Feasibility Studies (DRAFTS).** Presented initial draft feasibility studies for improving Captains’ Walk from Border St to Margin St: 8’ wide pedestrian walkway continuous as much as possible:
 - [Assumptions](#)
 - [Combined Margin St & Border St Plans](#)
 - Border St - Elm St to Cohasset Wharf: [24’ roadway](#); [22’ roadway](#)
 - Border St - Cohasset Wharf to Gov’t Island: [24’ roadway](#); [22’ roadway](#)
 - [Margin St](#)

Observations, Comments & Questions

1. Overall: Captains’ Walk from Gov’t Island to Butler Estate

- a. Attendees were enthusiastic about potential 22’ roadway lanes as a speed reduction strategy, and to maximize space avail to pedestrian walkway. For comparison, Elm St next to Flemings is 20.5’. North Main St at the Common is 22.5’.
- b. Attendees were supportive of a proposed 8’ pedestrian walkway. For comparison, sidewalk at French Memories & The Barrel is 8’, at 5 South Main is 10’. Nantasket is 12’, Hingham Shipyard is 10’.

- c. CHIP strategy for change and objectives is focused on applying for grants with the understanding that the town, other than possibly CPC funding, does not have funding for significant discretionary projects
- d. Q: Why is CHIP proposing improvements to CW pedestrian walkway? What are objectives? A: To make a more attractive and inviting experience for pedestrians. A safer experience for kids on bikes. For the townspeople of Cohasset, as well as visitors. To enable easier access to new dining and retail options. It is an objective of the Municipal Harbor Plan.

2. Border St.

- a. Moving Seawalls further into harbor likely to be challenging from a marine and conservation regulatory perspective.(Tom Bell)
- b. If Seawalls, roadway and/or sidewalk are raised in height, DPW has to manage effect of higher grade to transition to properties on either side.

3. Margin St.

- a. Parking next to seawall as well as parallel on Stockbridge is heavily used by Cohasset residents who use harbor and dock. Would be impacted if Captains' Walk pedestrian walkway continues from CHP to Margin.
- b. Attendees desire to improve sidewalk for safety of walkers and young cyclists en route from Atlantic Ave to town and to Border St. Would be a big safety improvement to build a cross walk from land side to new sidewalk and/or CHP promenade.
- c. Cohasset Hospitality Partners ("CHP"). Small cutout at highpoint in Margin St allows for temporary stopping by delivery vehicles serving retail (no tenant yet) at CHP's "The Harbor", as well as drop offs for those accessing harbor.
- d. Empty field at corner of Margin & Stockbridge.
 - i. Owned by CHP, there are no plans to improve currently. It floods during king tides.
 - ii. CHP floated idea of building a house to local residents, was not favorably received.
 - iii. If town were to acquire field, potential benefits could include:
 - 1. Move Margin St 6'-8' to landward to allow a 6' sidewalk and possibly parallel parking on Margin St on the harbor side.
 - 2. Build a small parking lot: very helpful additional parking for walkers, users of town dock, patrons of harbor businesses, visitors to public promenade and greenspace at CHP's "The Harbor", as well as parking for recreational users and possible launch point for kayaks, SUPs.
- e. Break in seawall next to Butler Estate. Several attendees who are very familiar with this area are not aware that it serves any purpose, such as moving boats or kayaks from street to Harbor. Dinghies that use Margin St Dock are put in and taken out seasonally do so at Parker Ave.

4. Cohasset Historic Commission. (Jackie Dormitzer)

- a. Cohasset Historic Commission. Willing to and planning to move sign #10 on Margin St next to Butler Estate to a more accessible location, perhaps just beyond the merger of CHP promenade with Margin St. Sees no point in keeping sign in a place which may not be very accessible and which is currently a dead end on the Captains' Walk.
- b. Planning signage which is larger than current, likely at waist or chest level, with snippet of current CW signage, made of very durable material, conceptually similar to signage at Lawrence Wharf
- c. Planning updated overview signage to reflect new locations and updated pathway for CW

5. CHIP's Next Steps

- a. **Refine Feasibility.** Update plans & goals based upon feedback.
- b. **Inform Woods Hole Group of potential Captains' Walk opportunities** – coordinate with resiliency recommendations that may include changes to seawalls, tide gates, road heights, underground utilities and more.
- c. **Elm St Paving.** Identify ideal connections between Captains' Walk and Elm St. as part of town's re-paving project.
- d. **Cohasset Wharf.** Continue collaboration with Cohasset Wharf on connections between their public space and Captains' Walk
- e. **Cohasset Historical Commission.** Finalize plans for updated signage in collaboration with CHP and Cohasset Wharf.
- f. **Cohasset Select Board.** CHIP to develop recommendations for Harbor Committee, then to Select Board.

Meeting adjourned 7:25pm