

Town of Cohasset
Master Plan Implementation Committee (MPIC)
January 19, 2021 – Virtual Meeting via Zoom

Minutes

A meeting of the MPIC was held at 6:00 pm on January 19, 2021 virtually on Zoom. In attendance were:

Katie Dugan, Chair, Citizen at Large
Amy Glasmeier, Vice Chair, Liaison from Planning Board
Timothy Davis, Member, Liaison from Harbor Committee
Tom Callahan, Member, Liaison from Open Space & Recreation Committee
Peter Hosbson, Member, Liaison from Affordable Housing Steering Committee
Julia Gleason, Liaison from Cohasset Historical Commission
Jennifer Boylan, Member, Citizen at Large
Cassie Malatesta, Member, Citizen at Large
Lauren Lind, Town Planner, Ex-Officio Member

Absent:

None

The meeting was called to order at 6:03 pm.

Planning Department Update

Lauren Lind, Town Planner, gave an update on several projects underway under in the Town including the Cohasset Harbor Inn redevelopment (124/87 Elm Street), a mix-use development at the Shop & Stop Plaza (380/390 CJC Highway), and 808 Jerusalem.

The Planning Board continues work on the decision and conditions related to 124/87 Elm Street (Cohasset Harbor Inn redevelopment). The public hearing was continued until January 27th when they anticipate closing the public hearing and voting on the project. The 380/390 CJC project continues although the wastewater management plan still remains an open issue after Public Health Department rescinded previous approval for an on-site septic system in 2019. The Town is working with Senator O'Connor to re-apply for the MassWorks grant (sewer, water & sidewalks on Rt 3A by Stop & Shop plaza) based in input from the state by March 21st. Finally, the Town opened a Request for Proposal for 808 Jerusalem which will allow for Affordable Housing Trust to build one-unit of affordable housing.

MPIC Update to Cohasset Select Board

Katie Dugan gave the MPIC a brief update on the presentation to the Cohasset Select Board on December 15, 2020. The main focus of the presentation was an update on the five implementation priorities including: Elm Street Corridor, Zoning Bylaws, Sewer Planning,

Affordable Housing and Economic Development. The MPIC requested funding for the Elm Street Corridor for Fiscal 2021 for \$30,000 for the design & public forum work associated with the corridor and intersection redesign. In addition, the MPIC requested \$25,000 for Fiscal 2022 for various consulting, grant application and legal work associated with the remaining four implementation priorities.

MPIC Working Group Updates

Elm Street Working Group

Lauren Lind and Tim Davis gave an update to the committee on the work in progress. The Elm Street Corridor Working Group met on January 13th and heard a scope of service and fee proposal from Weston & Sampson regarding stakeholder engagement and conceptual layouts for the Elm Street Corridor. The working group gave input regarding the proposal including study area and other aspects including additional public forums/meetings with the working group. The Elm Street Corridor Working Group reached a consensus to recommend Weston & Sampson's proposal (as amended) to the Town Manager for funding. The MPIC discussed timing of the associated public forums, which will likely be in April and May, with the goal of having conceptual design work prior to later summer/ fall MassWorks & Complete Streets grant funding cycle.

Cohasset Economic Task Force

Amy Glasmeier gave a brief update on the work of the CETF. While there were \$5,000 gift cards purchased through the Cohasset Community Card program in November/December, the redemption levels have been low as a result town businesses not seeing the full-benefit of the program. The task force is considering bringing in a consultant to help explore Village revitalization and possibility of Community Foundation Trust. Other communities have successfully used trust to allow private funding of downtown beautification & revitalization projects that would not be large enough to receive grant funding from the state. The MPIC also discussed the possibility of requesting a part-time Town resource to assist with the long-term economic development work.

Harbor Committee

Tim Davis gave a brief update on the Harbor Committee's implementation plan. The goal is to get approval by the Select Board for a Harbor Infrastructure Working Group to begin to prioritize and guide the numerous long-term infrastructure projects. The existing Harbor Committee would remain but keep focused on governance issues and more traditional Harbor operational issues.

Affordable Housing Steering Committee - Peter Hobson and Jennifer Boylan

Peter Hobson and Jen Boylan gave an update on the various affordable housing projects in process by the steering committee and the trust. As previously noted, the 808 Jerusalem project has an RFP underway. However, the property next door (237 Hull Street) just came on the market. The steering committee and trust are evaluating whether it would be possible to combine this with the 808 Jerusalem project to allow for an additional two units of affordable housing. The CPC will request the transfer of funding at ATM 2021 to help facilitate this project. The MPIC expressed ongoing concern regarding the lack of progress towards wastewater management plan for 380/390 CJC. The replacement of John Beck's position on the Sewer Commission may create an opportunity to change the dialogue related to affordable housing as it relates to sewer connections. Finally, the MPIC discussed the fact that Avalon has changed ownership. While the former Planning Board Chair (Clark Brewer) had discussed the possibility of expanding the site and attaining an additional 50 units of affordable housing but the previous owners had declined. Lauren Lind will reach out to Paul Colleary (PB rep to Affordable Housing Steering Committee) to discuss possibility of re-approaching the new owners of Avalon in coordination with the Affordable Housing Steering Committee.

Zoning Bylaw Working Group

Katie Dugan, Tom Callahan and Cassie Malatesta gave a brief update on the Zoning Bylaw Working Groups initiatives. The working group is evaluating bringing three warrant articles forward for ATM 2021 including: land alteration, use variance and sunseting of Senior Multifamily Residential Overlay District. In addition, the Planning Board is set to discuss more significant revisions of the Large Home Review bylaw at a meeting in February. In the meantime, the Zoning Bylaw Working Group has recommended that the Building & Inspections department put in place a policy & procedure related to the measurement of pre-construction elevation as it relates to the measurement of height. This was a major issue discussed with 580 Jerusalem that revealed operational issues with the correct data being collected by developers prior to the disruption of the site in order to allow for the measurement of height off the pre-construction grade.

Regional Sewer

Sewer planning proceeds forward slowly with the conclusion of the GHD sewer decision-making matrix by early February. There is a meeting on January 27th to review a draft of the decision matrix which will then be discussed in a joint meeting between the Cohasset Select Board and the Cohasset Sewer Commission. Katie Dugan will update the MPIC on these discussions at the next meeting in February. The goal of the decision matrix is to help the Town decide between several sewer planning options including: facilities plan, phase 2 of regional sewer plan, or a comprehensive waste water management plan (CWWMP).

Historical Commission

Julia Gleason gave a brief update regarding the priorities for the Cohasset Historical Commission. The MPIC discussed the fact that the Elm Street Corridor project and the Cohasset

Harbor Inn redevelopment offer a significant opportunity to upgrade and expand the Harbor Walk. The CHI project opens up 20,000 of public access along the Harbor connecting the town dock & the Oaks to the Town owned property along with Harbor including Government Island.

Approval of Minutes

The committee voted to approve the MPIC minutes from November 30, 2020. Katie Dugan will file copy of the minutes with the Town Clerk's office for posting on the Town website.

Administrative

The committee agreed to the next meeting date of Monday, February 22, 2021 at 6:30 pm

Adjourn

The meeting adjourned at 7:52 pm.