



APPROVED MINUTES
PLANNING BOARD MEETING
DATE: 1/25/23 TIME: 6:30 PM
PRESENTED ON A ZOOM PLATFORM

IN ATTENDANCE:

Tom Callahan (TC), Chair
Amy Glasmeier (AG), Vice Chair
Clark Brewer (CB), Member
Deirdre Hobson (DH), Member
Christopher Plecs (CP), Member

STAFF IN ATTENDANCE:

Lauren Lind (LL), Planning Director
Carolyn Murray (CM), KP Law – Town Counsel
Angela Geso, Recording Secretary

ASSOCIATE MEMBER IN ATTENDANCE:

Kevin Heine (KH), Associate Member

6:30 PM: Opening of Meeting

Call To Order

Roll Call Attendance: A. Glasmeier – Aye; C. Brewer – Aye; D. Hobson – Aye; C. Plecs – Aye; K. Heine – Aye; T. Callahan - Aye

Public Hearing: Village Business District Special Permit & Site Plan Review – Cassie Malatesta & South Main Cohasset Venture, LLC; 55 South Main Street

In attendance: Cassie Malatesta (CRM)/Applicant; Attorney John Danehy (JD); Jeff Hassett (JH)/Morse Engineering

JD outlined the changes being made to the proposed structure to make it more in line with the existing buildings in the village. They are putting shielding on a transformer that faces the Red Lion Inn and rooftop condensers will be screened with a widow's walk or some other such structure. There are two (2) residential 1-bedroom units; eight (8) residential 2-bedroom units; and two (2) residential 3-bedroom units, all with off-street parking. A plaza area as you travel up the Parkingway has two (2) commercial units which meet required setbacks. A drainage easement provides accessibility to the site. JD sent a letter to the board addressing affordable housing units. He is proposing to go off-site with affordable units or housing and is hoping to find two (2) affordable units. If they did only ten units at the South Main Street site then they would need only one (1) affordable unit but they are doing twelve total units.

COMMENTS FROM THE BOARD

Chris Plecs: He is concerned with the lack of specificity with how the applicant is handling the affordable units. He would also like to discuss the letter from Dr. Pompeo regarding construction and the state of ground underneath the site.

Clark Brewer: The project seems to be evolving successfully. Would another peer review be needed or can we give our attention to an existing peer review. TC said nothing from the last peer review has changed so we can use the earlier one. CB said if there is work to James Brook culvert being done, he would like to see some language on it. He's not sure what limits are on what is built but the applicant and

PLANNING BOARD MINUTES
MEETING OF 1/25/23

subcontractors would not be allowed to put a heavy crane pad over the culvert. He still feels the awning along the Parkingway is so close to the curb that a larger truck might hit it. Overall he likes the project but wants to know exactly what and where the affordable are going to be before the board votes on the Special Permit and Site Plan Review.

Amy Glasmeier: She is concerned that the subsurface of the site is not consolidated or solidified underneath and could be a potential failure when putting in the foundation. JH said the latest site plan proposed sheet piled bracing during construction to keep encroachment away from neighboring sites. AG said the materials could shift and it needs a geotechnical analysis for foundations. TC said it's not an erosion control problem but rather an allegation that once excavation is started there could be a collapse. TC asked why the garage building was banished and JD said it was due to the nature of the garage and concern with massing or the building as a whole. He said they decided to scale back for aesthetic reasons and it had nothing to do with anything underground. TC is concerned with why this is coming to use as the last minute and asked if any proof exists regarding a danger to the foundation. JH said they are excavating close to the property line and anytime this is done it could fall. AG requested a geotechnical analysis so the site will be investigated prior to construction and to putting in any pilings. CRM said they did some testing but did not move forward with the parking garage due to the cost of the underground area. The testing was done for technology and not for soils. AG asked if there would be a sprinkler system in the garage and JD said there would be one.

Kevin Heine: He wants to know if two (2) affordable units are guaranteed as part of the approval process. He also asked if all environmental liabilities are closed out. JD explained the difference between "affordable" and "low income" and said his expert will be at the next meeting to discuss.

Deirdre Hobson: She would like to see plans and drawing showing HVAC screening and the transformer with respect as to how it looks and if it goes with the proposed building. She asked if it is necessary to put a metal retaining wall around the structure and, if so, can we say 'needs to be done' as opposed to 'if necessary'.

Tom Callahan: He was taken aback over the 3-bedroom units as he feels this will encourage families to live there and that wasn't the original plan for this project. The Village Bylaw is designed to take affordable units and work towards getting the best pricing for them. He said there is another project in the village that is getting four (4) affordable units out of 14 total units. CB said while he sees issues with the 3-bedroom units and the potential impact on the schools, he also feels that after dealing with COVID this could give people an area to set up an office to work from home. TC feels rentals and condo prices are not what Cohasset needs and not what the village was intended for but conceived it as downsizing with options. He doesn't see that being met here.

LL said the 3-bedroom housing units in town are being encouraged to align with families. TC said that the two (2) units over French Memories are going to be affordable by village standards and not the town. CB said what we expect is that the affordable approach is figured out and presented before the board votes on the Special Permit. AG said a 3-bedroom unit is considered a family apartment and have such a unit downtown is an attractive offering. She requested a geotechnical inspection which LL will look into.

Affordable Housing:

TC said the affordable unit(s) should be on site but if the rest of the board doesn't agree, he'll live with it. He also said the decision between 'apartment' and 'condo' has to be made because it affects the affordability cap for the town. DH doesn't want to see people now living in the village be moved to affordable housing and would like to see more concrete ideas for this option. JD said if the units are apartments and available off-site then the town gets the benefit. There are units outside of the village district but people wanted to see affordable units in the village.

CM made a point of clarification regarding affordable housing and of condo vs. apartment. When all the units are rental units and 25% are affordable, we count all the units towards Subsidized Housing Inventory (SHI) but if 10% is affordable it doesn't matter. CSR said they are not in a position for affordable housing on site, so it doesn't work for this existing design. CB said they can either ask now or

PLANNING BOARD MINUTES
MEETING OF 1/25/23

come back with an amended permit if units are found elsewhere. He said the applicant is not giving us any specifics until we vote on the Special Permit with units offsite. TC said projects in the village should have affordable components and he is more concerned with placing affordable and lower-priced rentals in the village. JD said it is on them to get outside housing and if not, the prices will change. CP is not asking to approved something without sufficient information and requested the applicant give the board more parameters to go offsite. CB wants to confirm the language before we weight in on it.

MOTION: By Member Brewer to continue the hearing until 2/15/23.
SECOND: By Vice Chair Glasmeier
ROLL CALL VOTE: A. Glasmeier – Aye; C. Brewer – Aye; D. Hobson – Aye; C. Plecs – Aye; K. Heine – Aye; T. Callahan - Aye
MOTION PASSES: 6-0-0 (with Associate Member voting)

ZONING BYLAW COMMITTEE UPDATE

TC said there are nine (9) articles for spring Town Meeting (STM). On 2/27/23 TC will do a slide show presentation for the public. The Annual Town meeting (ATM) in the fall is much more substantial where spring is more like housecleaning;.

OTHER BUSINESS

The 808 Jerusalem Road Habitat is in active fundraising. The Annual Gala is 5/11/23 at the Red Lion Inn.

Minutes for Approval: 9/7/22 and 11/2/22

MOTION: By Chair Callahan to approve the minutes for 9/7/22 and 11/2/22.
SECOND: By Member Brewer
ROLL CALL VOTE: A. Glasmeier – Aye; C. Brewer – Aye; D. Hobson – Aye; C. Plecs – Aye; K. Heine – Aye; T. Callahan - Aye
MOTION PASSES: 6-0-0 (with Associate Member voting)

With no further business to discuss a motion was made to adjourn.

MOTION: By Member Brewer to adjourn the meeting of 1/25/23.
SECOND: By Member Plecs.
ROLL CALL VOTE: A. Glasmeier – Aye; C. Brewer – Aye; D. Hobson – Aye; C. Plecs – Aye; K. Heine – Aye; T. Callahan - Aye
MOTION PASSES: 6-0-0 (with Associate Member voting)

Meeting adjourned at 8:15 PM