

**Town of Cohasset, 41 Highland Avenue, Cohasset, MA 02025**  
**Cohasset Harbor Committee**  
**Meeting Minutes**  
**Tuesday May 10, 2022 6:00 pm**

**Agenda**

- Welcome
- Approve minutes
- Owners of Cohasset Wharf present on their plans for the Atlantica site and Mill River Marina
- Update on Lawrence Wharf conveyor: Harbormaster
- Report on progress from CHG Working Group: Lisa Hewitt
- Presentation of Captains' Walk: Mike Sardina
- Progress on grant applications: Cassandra Thayer
- Next steps
- Any business not submitted 48 hours prior
- Adjourn

**Attendees (via Zoom)**

- \* George Baumgarten (Citizen at Large)
- \* Susan Bryant (CSCR rep)
- \* Barbara Canney (Citizen at Large)
- \* Tim Davis (Citizen at Large)
- \* Lisa Hewitt-Dick (CMI Rep)
- \* Mike Sardina (Citizen at Large)
- \* Lorri Gibbons (Town of Cohasset)
- Michelle Leary (Town of Cohasset)
- Lauren Lind (Town of Cohasset)
- Cassandra Thayer (Town of Cohasset)
- Charles Ames
- Robert Deutch
- Michael Dick
- Mike Donovan
- Charlie Higgonson
- Susan Hoadley
- Brian Kimla
- Matt Marr
- Melody Maurer
- George McGoldrick
- Tom Norton
- Eamon O'Marah
- Peter Pearce
- Peter Pescatore
- Dierdre Riley
- J Fahey Sandell
- Clodagh Stoker-Long
- Tom Sullivan
- Jane Widiger
- \* denotes member of Harbor Committee

**Discussion**

## Cohasset Wharf

(Eamon O'Marah, Susan Hoadley)

- Cohasset Wharf. 46 Border Street
- Status. Have filed for permits. Meetings to date: 2 with ZBA, 1 with Conservation Committee, 1 with Planning Board
- Current Site. 307 person capacity. 15,000 sq ft, 52 parking spaces.

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- New design: re-imagine the space. Renovation, not rebuild. Divided into smaller parts. Not rebuild. Incorporate improvements to Captain's Walk.
- Limited renovation. Does not trigger Chapter 91 improvements

### Proposed components (Susan Hoadley, with presentation of project)

- Fine Dining (70 seats)
- Coffee Shop
- Ice Cream Shop
- Lobster Pound (no seats). Wholesale. Includes loading zone
- Fine Outdoor dining (12 seats)
- boat dockage
- Restrooms (available to public) on new Captain's Walk, based on discussion with Jackie Dormitzer)

### Other design notes:

- Project believes that heights of new twin cupolas will be unobtrusive
- Cohasset Wharf sign will be visible from harbor
- Salt House stays intact

### Q&A

- Parking. Salt House requires parking, but has none. Has Cohasset Wharf factored employee parking into required spaces? (Tim Davis)
- Noise during functions – what measures will be used to manage noise? (Tim Davis)

### Mill River Marine (82 Border Street)

- Floods out regularly. May need to demolish parts. Other buildings to be raised.
- Proposed concept is a small Inn at– 15 parking spaces define the number of rooms.
- Hotels are considered public, allowed use, while 'for sale' housing is not an allowed use

## Parker Avenue Boat Ramp Project

(Michelle Leary)

- Target Start: 11/1/2022. Target Complete: 2/28/2023
- Contracts are signed. State Funding has been carried over.

## Government Island Dock/ Pier

(Michelle Leary)

- Jun '22. Start submittal process to State of MA
- Jun '23. Seek funding from Seaport Economic Council
- Jan '24. Target start for construction. May '24. Target completion of 4-6 month project

## Town Landing Conveyor

(Lorri Gibbons)

- \$ bid has increased. Funding is short
- Ten week lead time
- Possibly available Fall 2022.

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### Harbor Governance

(Lisa Hewitt-Dick)

- Governance Working Group is formed (Barbara Canney, Lisa Hewitt-Dick, David Farrag, Lorri Gibbons, Deborah Shadd)
- Josh Kimball – new shellfish constable, shared with Norwell. Also serves as Cohasset Police Resource Officer.
- Planning to have a draft Shellfish Bylaw targeted for review in fall Town Meeting.

### Captain's Walk

(Mike Sardina)

- Topographic Survey completed by Cavanaro January 2022
- Evaluate opportunities and constraints for physical imagining of Captain's Walk
- Review analysis at dedicated upcoming meeting of CHIP Working Group

### Cohasset Harbor Resilience Initiative

(George Baumgarten & Lisa Hewitt-Dick)

- Reviewed summary observations from Forums #1 and #2 – See appendix (George)
- Previewed Forum #3 (Lisa)

### Grant – Coastal Zone Management

(Cassandra Thayer)

- 6/6/2022 – Deadline for grant
- Working with Woods Hole Group
- James Brook Storm water Management, Cohasset Cove, Bassing Beach, Breakwater


### State of the Harbor

(Susan Bryant)

- 5/18/22. Willcutt Commons. 7pm in person and via Zoom
- Sponsored by CSCR

## Appendix

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### Cohasset Harbor Climate Resilience Initiative May 10, 2022 Update


The Cohasset Harbor Climate Resilience Initiative is a series of public forums exploring climate resilience concerns and considerations in the vicinity of Cohasset Harbor.

1. [Exploring Potential Impacts of Extreme Weather Events on Cohasset Harbor](#) (Jan 25)
2. [Potential Impact of Extreme Weather Events on Town Infrastructure & Services near Cohasset Harbor](#) (April 11)
3. **A View from Beacon Hill: Funding Opportunities and Considerations (targeting June 6)**

**Coming Soon**

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### Cohasset Harbor Climate Resilience Initiative Forum #1 – January 25

What if... A hypothetical storm of record coupled with rain-based flooding could result in unprecedented flooding of Elm Meadows, the village, and areas near Atlantic Ave, Margin St, Border St and Black Horse Lane.

<h4>Hypothetical Storm</h4> <ul style="list-style-type: none"><li>• Storm Surge<ul style="list-style-type: none"><li>• Hurricane or Nor'easter</li><li>• From Bassings Beach, Briggs Harbor and/or mouth of harbor</li></ul></li><li>• King tide</li><li>• Storm water Runoff from James Brook</li></ul>	<h4>Vulnerabilities</h4> <ul style="list-style-type: none"><li>• Storm surge over tops Elm St/Border St – flooding Elm Meadows</li><li>• Stormwater runoff floods Elm meadows, cannot escape</li></ul> <h4>At Risk of Flooding</h4> <ul style="list-style-type: none"><li>• Sewage Treatment Plant</li><li>• Police /Fire access</li><li>• Village</li></ul>
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## Cohasset Harbor Climate Resilience Initiative Forum #2 – April 11

Potential Impact of Extreme Weather Events on Town  
Infrastructure & Services near Cohasset Harbor.

<h3>Emergency Preparedness</h3> <ul style="list-style-type: none"><li>• Lead agency for seeking State &amp; Federal assistance</li><li>• Identifies 94 points of critical infrastructure in Cohasset</li><li>• Prepositioning assets before storms</li></ul> <h3>Sewer Commission</h3> <ul style="list-style-type: none"><li>• Flooding may overwhelm operations if:<ul style="list-style-type: none"><li>• 5' flooding near manholes in meadow</li><li>• 4.5' flooding at embankment near plan</li></ul></li><li>• Infiltration of sewer lines – ongoing concern</li><li>• Storm water runoff - Inflows from sump pumps and downspouts</li><li>• Emergency overflow (every 5-10 yrs) – screen effluent, treat UV, pump into harbor</li></ul>	<h3>Department of Public Works</h3> <ul style="list-style-type: none"><li>• Focus on FEMA Flood Map Service</li><li>• Biggest impact/value to mitigate flow:<ul style="list-style-type: none"><li>• Mouth of Cohasset Harbor</li><li>• Cunningham Bridge</li><li>• Sandy Beach Wall</li><li>• Atlantic Ave Causeway Wall</li><li>• Rocky Beach Wall</li></ul></li></ul> <h3>Fire Department</h3> <ul style="list-style-type: none"><li>• Access to Atlantic Ave, Howard Gleason Rd, Stockbridge, Margin, Border, Black Rock</li><li>• Tide Cycle – 2<sup>nd</sup> &amp; 3<sup>rd</sup> high tides</li><li>• Natural Gas Lines &amp; meters – infiltration of salt water</li></ul>
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## Cohasset Harbor Climate Resilience Initiative Proposed Next Steps

- **Forum #3 – June 6 @ 7pm** with Rep. Joan Meschino, Sen Patrick O'Conner
- Proposal for discussion – Identify subcommittee or citizen group to:
  - Update list of municipal vulnerabilities – newly identified plus those from MVP and MHP
  - Identify, gain consensus and prioritize solutions
  - Define action plans on highest priority solutions
  - Execute

**DRAFT**  
For Discussion Purposes Only

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