



**APPROVED MINUTES**  
**PLANNING BOARD MEETING**  
**DATE: 5/10/23 TIME: 6:30 PM**  
**PRESENTED ON A ZOOM PLATFORM**

**In Attendance:**

Thomas Callahan (TC), Chair  
Amy Glasmeier (AG), Vice Chair  
Clark Brewer (CB), Member  
Deirdre Hobson (DH), Member  
Chris Plecs (CP), Member  
K. Heine (KH), Associate Member

**Staff in Attendance:**

Lauren Lind (LL), Interim Planning Director  
Angela Geso, Recording Secretary

**Call to Order ~ Open Meeting**

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

**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 Paul Ford & EMF Rice Realty Trust. Subject property is 31 South Main Street. (con't from 04/12/23)  
**(Request for Continuance Submitted and Moved to 5/24/23)**

**7:00 PM:** **ANR Application: Approval Not Required (ANR) under Subdivision Control Law – Subject property is 348 South Main Street**  
After a brief discussion, the application was approved for release.

**MOTION:** By Member Brewer to release the ANR (Approval Not Required) for the property located at 348 South Main Street.

**SECOND:** By Member Hobson

**ROLL CALL VOTE:** T. Callahan – Aye; A. Glasmeier – Aye; C. Brewer – Aye; D. Hobson – Aye; C. Plecs – Aye; K. Heine – Aye

**MOTION PASSES:** 6-0-0 Unanimous

The Planning Board Members need to stop by the Planning Office and sign the Mylar.

**7:30 PM:** **ANR Application: Approval Not Required (ANR) under Subdivision Control Law – Subject property is 34 Atlantic Avenue**  
**In attendance:** Allison Rabschnuk (AR) / Applicant

AR wants to expand setbacks to undergo a renovation. One (1) piece of land is registered and one (1) is not registered. She is looking to create two (2) sites and has no intention to build on the additional piece

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of land. CB said if the deed gets changed and goes to land court it could create a problem. AR said the home is currently 2,800 sq. ft. and she wants to add another 500 sq. ft. TC said there can be registered and unregistered land but he doesn't know about the existing property. CB supports merging the two (2) lots into one (1) and thinks there is a mistake of lot designation numbering and the F4 designation should be changed to F5. KH asked if both parcels are in the same zone and TC said one is Res A and one is Res B but the setbacks are the same in either district.

**MOTION:** By Member Brewer to issue an ANR (Approval Not Required) for the property at 34 Atlantic Avenue with the caveat that the F4 lot designation be changed to F5 with the Mylar updated to reflect that change.

**SECOND:** Member Hobson

**ROLL CALL VOTE:** C. Brewer – Aye; A. Glasmeier – Aye; D. Hobson – Aye; C. Plecs - Aye; T. Callahan – Aye; K. Keine - Aye

**MOTION PASSES:** 6-0-0 Unanimous

**8:00 PM:** ANR Application: Approval Not Required (ANR) under Subdivision Control Law – Subject property is 130 Atlantic Ave.

**In attendance:** Ray Tehranian (RT)/ Applicant; Bruce Issadore (BI) / Attorney  
**Documents presented:** Site Plan

There are two (2) buildings on one (1) lot: a dwelling and a barn. The dwelling was built in the 1890's and the barn was built in 1930. The property is one (1) parcel now and RT would like to divide it by lot. AG said Lot 2 doesn't comply and asked what RT's intent. BI said at this time they are not sure what they are going to do but for now they just want to divide the site. CB said there is no access and no frontage. BI said it doesn't relate to this condition due to the pre-dated subdivision law in the 1950's. CB said you're creating two (2) non-conforming lots by area and the barn looks more like a garage. AG asked for town counsel to assess the lot. CB said counsel is needed to weigh in prior to endorsement as there is a statutory time limit and they want to approve in time. LL said the application was stamped on May 4, 2023 and expires 21 days from the date of filing unless an extension is signed. CB asked to have the applicant refile and submit for counsel review. TC said the board has to deal with the frontage issue as well. BI said they are ready to endorse and that this division does not depend on frontage. He said the concern could be overburdening an easement but this is not zoning. TC said more than building on the site makes this an issue for endorsement and he is not comfortable tonight with making a decision. LL said if a motion to deny is made tonight it needs to be enforced with information. BI said if the board wants to deny the application tonight it's up to them but he feels there is sufficient information to endorse tonight.

**MOTION:** By Member Brewer to deny endorsement for 130 Atlantic Avenue as a submitted plan based on lack of frontage and whether the barn/garage entitles the applicant division under 81L as a building.

**SECOND:** By Vice Chair Glasmeier

**ROLL CALL VOTE:** C. Brewer – Nay; A. Glasmeier – Nay; D. Hobson – Nay; C. Plecs - Nay; T. Callahan – Nay; K. Keine - Nay

**MOTION PASSES:** 6-0-0 Unanimous

**Proposed Historic District**

Jackie Dormitzer (JD) held a meeting on Monday, May 8, 2023 at the Paul Pratt Library to discuss the creation of a new historic district in Cohasset. The group explored ways in which communities apply for and execute plans for an historic district. JD spoke of salient issues such as how a community takes in a definition of 'historic', what is the right of the town and under what conditions can a town create an historic district. Elm Street was the first area discussed as it has several historic buildings and areas and could incorporate the village in its planning process. Select Board member Jeanne Dippold said the residents have misunderstandings of the districts and want to show something decisive but focus instead on specific areas of town. She suggested discussing a new district that enjoins the existing district and encourages people to participate. AG is enthused that there are people in town that want to do this. TC said this is an overall planning issue and that people don't want to have buildings that are historic to be torn down. TC said we have the Historic Commission and also the Town Common Historic District but has

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never seen a group address what is being proposed. LL said the local historic district was designed under the state and is responsible for historic criteria. There are certain zoning bylaws that require the PB to give a 30-day notice before rendering a decision. CB said the demolition delay sometimes puts off the inevitable and makes things expensive. He said if the point is not to lose the historic fabric of the community the houses are maintained. TC said age won't cause delays but there have to be other additional findings of some historical significance.

**Spring Town Meeting:**

Judge Cutler and TC said there needs to be communication between residents, leaders and developers regarding issues to be discussed before the fall Town Meeting. TC sent a memo to the Select Board and Affordable Housing to talk about zoning changes.

**Housing Choice Discussion:**

TC said current guidelines require support for Affordable Housing. When dealing with housing choices at Town Meeting the town has to allow multi-family and can't discriminate against bedroom size and number. We can encourage but not mandate mixed use. Other than a site on North Main Street near the commuter rail we could involve South Main Street near the Scituate line but for either side we need tax dollars to support development. LL is not sure if we can use the Avalon development for compliance. TC said we have to zone for the potential creation of large housing developments and asked if an overlay is the way to go. He said South Main Street is currently all residential and feels it's not feasible but North Main Street could accommodate a smaller development although we are limited in location. CP said it would be up to the developer to find properties if new development displaces existing businesses. TC said there could be some displacement, but we have no choice as the state is basically putting a gun to everyone's head. TC said the town bought an abandoned nursery on Route 3A that could possibly be used for a new fire station. DH asked if the housing choice legislation talks about sidewalks and conveniences in getting places and TC said he's not sure, but we still have flexibility. LL said that getting into the overlay could encourage development in zoning. TC said with inclusionary zoning, when it is written onto the overlay, we should be including the reference to 10% housing. KH feels the committee that draws the overlay has to consider parcels that abut train activity will have more moveability for people but they will still need cars to get around. On the south side of Route 3A near the commuter rail, we would have people needing protection in getting to the train station. TC said we could build something into the overlay district to allow travel without vehicles and that we are bound by state mandates. CB does not want to put people in harm's way, but the big picture is dealing with legislation from the state. We need to get a planning consultant to come up with viable ideas. TC said it wouldn't be to our advantage if the state insists that we do 19% and in smaller buildings but allowing pocket neighborhoods could be in our favor. We have a moral obligation to comply but we'd be dealing with a limited solution and the state hasn't budged on it's 40B obligation. The state is serious about enforcing this to the point where threats were allegedly made by the Attorney General. CB doesn't mind bringing the town into compliance but needs to know how aggressive we will be. TC said five (5) acres is the largest lot we have, and Scituate Hill would be the ideal property as 120 units would help us in reaching compliance.

**ADMINISTRATIVE:**

Next Planning Board meetings: May 31 and June 7, 2023

**MOTION TO ADJOURN:**

**By Member Hobson**

**SECOND:**

**Associate Member Heine**

**ROLL CALL VOTE:**

**C. Brewer – Aye; A. Glasmeier – Aye; D. Hobson – Aye; C. Plecs - Aye; T. Callahan – Aye; K. Keine - Aye**

**MOTION PASSES:**

**6-0-0 Unanimous**

**Meeting adjourned at 9 pm.**