

Select Board Minutes

July 11, 2023

Town of Cohasset
Select Board Meeting
Tuesday, July 11, 2023
41 Highland Avenue

Select Board Members Present: Jean Healey Dippold, Chair
Paul Grady
Ellen Maher
Chris Plecs

Select Board Members Absent: Jack Creighton

Others Participating: Christopher Senior, Town Manager

Chair Dippold called the meeting to order at 6:04 p.m. Roll Call Vote; All present.

Pledge-Recited.

Chair Dippold asked for a motion to go into Executive Session Exemption #3 –To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation of the public body and the chair so declares. The Board will discuss the Navigation Bylaw and PFAS litigation. Executive Session Exemption #6 – To consider the purchase, exchange, lease, or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. The Board will discuss a potential property acquisition. Motion moved by Select Member Grady, seconded by Select Member Plecs. Roll Call Vote, All aye.

The Board went into Executive Session at 6:05 p.m.

The Board came out of Executive Session and into Open Session at 7:13 p.m.

Public Comment-None.

Navigation Bylaw-Chair Dippold stated the Select Board received the AG's decision on the Navigation Bylaw and while they are disappointed and disagree with it, they are considering all their options. Including the option to appeal the decision. In the interim they do plan to reach out to the Scituate Select Board to see if there is any room for a more neighborly resolution to avoid continued escalation including legal fees for both towns.

FY23 Year End Transfers-Finance Director Jennifer Mullen reviewed the list of Budget transfers totaling \$305,000 and the Capital Budget transfers totaling \$20,000. **Motion by Select Member Maher to approve the transfers for \$305,000 for Budget transfers and \$20,000 for Capital Budget transfers, seconded by Select Member Grady. Roll Call Vote, All aye.**

Licenses/Permits/Events-Split Rock Social-Request to extend Seasonal License-Owner Erin Herman was present and is requesting their seasonal license be extended until December 31, 2023, to be able to extend their season and participate in the Holiday Stroll. Chief Quigley advised the Select Board he has no issues with the extension. **Motion by Select Member Grady to approve the extension of the season for Split Rock Social until December 31, 2023, seconded by Select Member Maher. Roll Call Vote, All aye.**

One Day Liquor License-Untold Brewery-Holly Hill-Executive Director Meredith Laban gave an overview of the events. **Motion by Select Member Grady to approve the one-day liquor licenses for Untold**

Brewery-Holly Hill event on 7/15/2023 & 8/19/2023 from 12 to 6 p.m., seconded by Select Member Maher. Roll Call Vote, All aye.

Event Application-Safe Harbor-International Overdose Awareness Day 8/31/2023-Chief Quigley advised the Board this is an annual event which is relatively small. He has no issues with it. **Motion by Select Member Grady to approve the International Overdose Awareness Day on 8/31/2023 from 6:45-7:45 p.m., seconded by Select Member Maher. Roll Call Vote, All aye.**

Class II Used Auto Dealers License-Cohasset Auto Sales, Inc.-Applicant Jaafar Nouredine advised the Select Board he is taking over Elhage Auto @ 827 CJC Highway. He has submitted his insurance, bond, and worker compensation paperwork. He has other auto businesses in the area. **Motion by Select Member Maher to approve the Class II Used Auto Dealers license for Cohasset Auto Sales, Inc-Jaafar Nouredine at 827 CJC Highway, seconded by Select Member Grady. Roll Call Vote, All aye.**

Select Board Goals-Zoning Bylaw Reforms-Chair of Zoning Bylaw Tom Callahan reviewed some potential articles for Special Town Meeting including Definitions, Districts, Uses, Area & Dimensional Regs, Parking and Accessory Dwelling Units (ADU). They have sent out a survey to get feedback from the community. They will discuss the results at the meeting on July 31st. Mr. Callahan stated the ADU is owner occupied and not for Airbnb. The total space is 900 square feet. Chair Dippold asked the Board if there was an appetite to allow mix use zoning to the existing Residential C properties. The Board was not in favor and had concerns about density. They discussed the height limit of 35 feet and agreed that the base flood elevation should be included in the 35 feet not added to the 35 feet. Mr. Callahan spoke about the multiple districts and will be working with a consultant to determine how many there should be. Chair Dippold stated the direction from the Board is they need to have more specifics about districts. However, they expressed interest in keeping the two properties in the harbor area Residential C. Mr. Callahan stated that the Town currently has no regulations on short-term rentals. The Board had a lengthy discussion about parking and parking requirements. Mr. Callahan stated the restaurants and businesses in the village do not have any parking requirements, which adds to the problem. Chair Dippold asked what other towns require with restaurant and other business requirements for parking. The Board asked the ZBWG to take a hard look at increasing the parking requirements particularly with dense developments including the harbor and village areas since there will be similar parking issues for the residents in that neighborhood.

School Facilities Committee-Select Member Maher advised the Board she had a good conversation with Craig MacLellan, but he is stepping down from the committee. She reached out to Jason Earls and is waiting to hear back. She has looked at capital expenses over the last 10 years.

Fields and Courts-Select Member Plecs advised the Board that he spoke with Michelle Leary, and they are looking to set up dates for public forums. Chair Dippold asked if makes sense to refine the estimates before they go to CPC for funding since the estimates are a few months old. The Board discussed having hydration stations installed at the fields.

Board/Committee Appointments-Chair Dippold read aloud a slate of appointments.

Cohasset Historical Commission – Scott Ford, Julie Gleason

Zoning Bylaw Working Group – Michael Dickey

Affordable Housing Trust-Steve Gaumer, Edwin Carr, David Fifer, Robert Henry, Cindy Mathieson, Robert Jeffers

Cohasset Community Television-David Bigley

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Cohasset Harbor Committee-Recreation Commission Rep-Derrick Goodwin
Conservation Commission-Eric Eisenhauer, Kathleen Berigan
Elder Affairs Board-Tana Carlson, Elinore Barrett, Elizabeth Tarpey
Metropolitan Area Planning Council-Cassandra Thayer
Open Space & Recreation- Maryanne Wetherald
Post Employment Benefits-Paul Carlson
South Shore Regional School District Rep-George Cooney
Weir River Estuary Park Committee-Richard Avery, Thomas Bell

Motion by Select Member Grady to appoint the list as read by Chair Dippold, seconded by Select Member Plecs. Roll Call Vote, All aye.

Town Manager Update-Mr. Senior distributed a draft schedule for Special Town Meeting (STM) and Special Town Election (STE). The proposed date for STM is November 13th and STE is November 18th. The Board discussed potentially having the STE on Wednesday or Thursday. The Board will vote on the dates at the 7/25 meeting.

Select Board Comments-Select Member Plecs stated the July 4th fireworks were a big success and thanked everyone in the community that made it happen. Select Member Grady agreed and thanked Craig MacLellan and everyone that helped. Chair Dippold added that it was nice seeing the whole community out.

Minutes-Motion by Select Member Grady to approve the minutes of 5/23/2023, 6/20/2023 and 6/26/2023, seconded by Select Member Maher. Roll Call Vote, All aye.

Motion by Select Member Grady to adjourn, seconded by Select Member Plecs. Roll Call Vote, All aye.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Jean Healey Dippold, Chair