

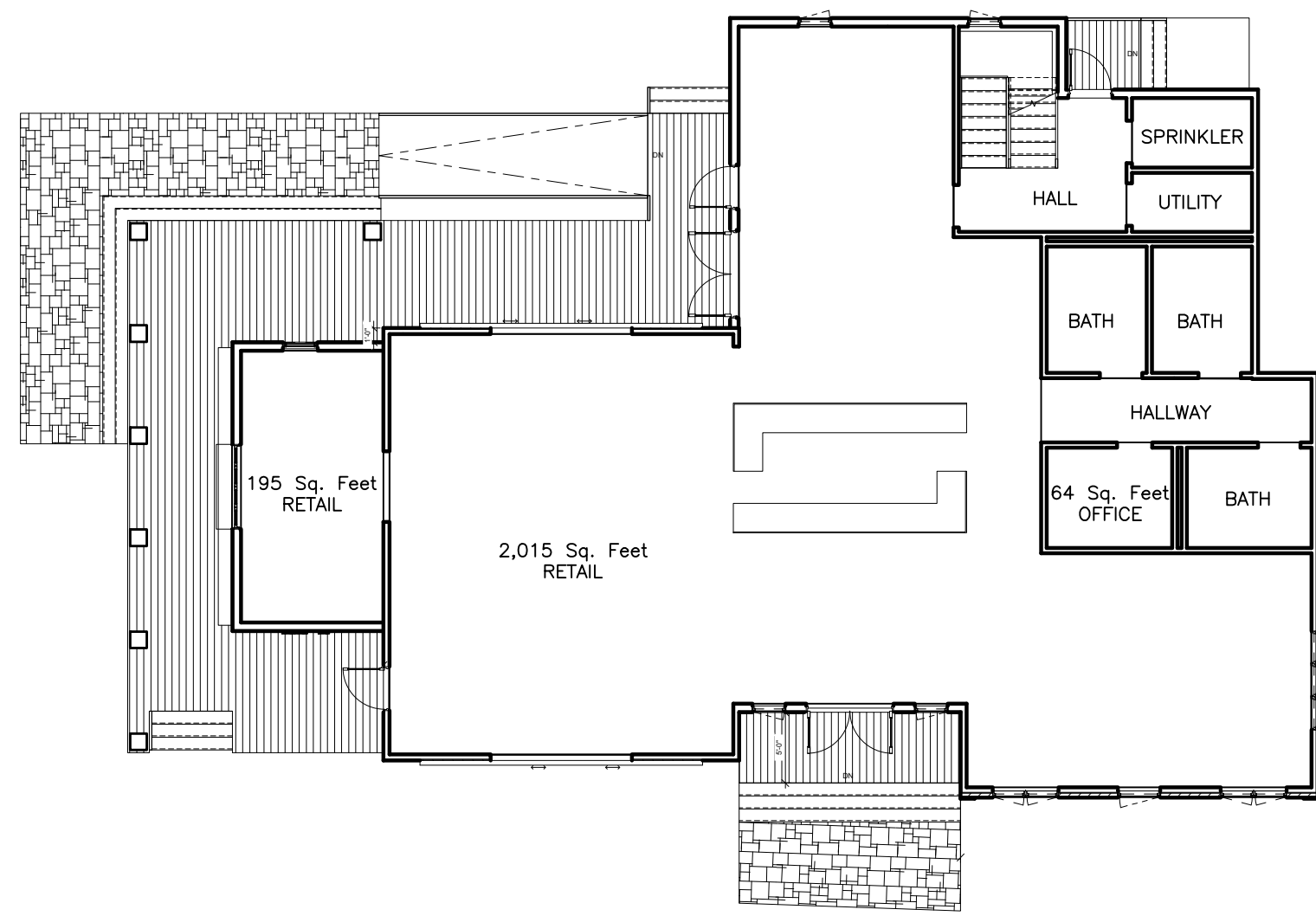
**SITE SUMMARY:**

**APPLICANT/OWNER:** JOSEPH & LILLY SESTITO  
457 BEECHWOOD STREET  
COHASSET, MA 02025

**LOCUS:** JOSEPH & LILLY SESTITO  
534 BEECHWOOD STREET  
COHASSET, MA 02025

**ASSESSORS INFORMATION:** PARCEL MAP 55 PLOT 32

**ZONING DISTRICT:** DOWNTOWN BUSINESS DISTRICT  
WATER RESOURCE PROTECTION DISTRICT



PROPOSED GROUND FLOOR LAYOUT  
NOT TO SCALE

PARKING REQUIREMENTS 534 BEECHWOOD STREET			
EXISTING USE	REQUIRED	EXISTING	PROPOSED
MIXED USE/5 BEDROOM DWELLING	2 SPACES	NO SPACES PROVIDED	N/A
PROPOSED USE	REQUIRED	EXISTING	PROPOSED
RETAIL 2,274 S.F. / 100 SF OF GFA	23 SPACES	NONE	23 SPACES
RESIDENTIAL APARTMENTS 2-1 BEDROOM UNITS 1.5 SPACE PER 1 BEDROOM UNIT	3 SPACES	NONE	3 SPACES
		TOTAL 26 SPACES	
		*17 SPACES PROVIDED 9 IN RESERVE	

33% OF THE REQUIRED PARKING MAY REMAIN UNDEVELOPED OR SET ASIDE AS GREEN AREA AT THE SOLE DISCRETION OF THE PLANNING BOARD.

**ZONING REQUIREMENTS:**

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	16,250 SF	16,250 SF
FRONTAGE	50 FT	135± FT	135± FT
FRONT BUILDING SETBACK	15 FT	8.0± FT	8.0± FT
SIDE BUILDING SETBACK	10 FT	0.0± FT	0.5± FT
REAR BUILDING SETBACK	15 FT	96.9± FT	86.6± FT
MAX. BLDG. HEIGHT	35 FT	26± FT	33± FT
MAX. LOT COVERAGE	80% *	18±%	34±%
MAX. BLDG. COVERAGE	-	18±%	23±%
TOTAL PARKING	-	0	17 SPACES **

\* WITHIN THE WATER RESOURCE DISTRICT, SPECIAL PERMIT REQUIRED WHEN LOT COVERAGE EXCEEDS 40% OF THE TOTAL LOT AREA.

\*\* 33% OF THE REQUIRED PARKING MAY REMAIN UNDEVELOPED OR SET ASIDE AS GREEN AREA AT THE SOLE DISCRETION OF THE PLANNING BOARD.



DRAWING REVISIONS

ACTION	DESCRIPTION	DATE
1	REVISED FRONT-SIDE-REAR-SETBACKS	3/1/22

**DATUM:**  
ELEVATIONS SHOWN HEREON REFERENCE AND ASSUMED VERTICAL DATUM.

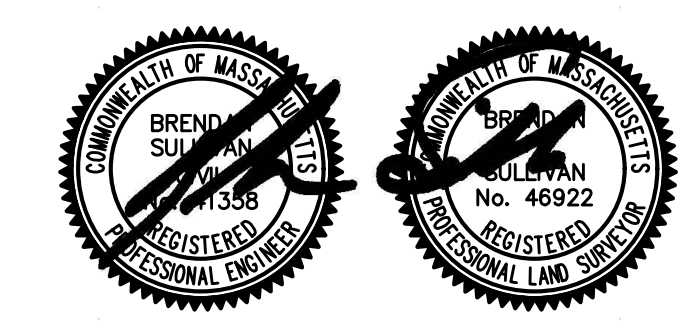
**FEMA:**  
LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 2502100254E DATED JULY 17, 2012.

**OWNER OF RECORD:**  
JOSEPH & LILLY SESTITO  
534 BEECHWOOD STREET  
COHASSET, MA 02025  
ASSESSOR'S PARCEL: #55-32  
DEED BOOK: 38577, PAGE: 457

JOSEPH & LILLY SESTITO  
32 DOANE STREET  
COHASSET, MA 02025  
ASSESSOR'S PARCEL: #55-33  
DEED BOOK: 39737, PAGE: 236

**PLAN REFERENCES:**  
PLAN NO. 514 OF 1956  
PLAN NO. 353 OF 1978  
PLAN NO. 321 OF 1949  
LAND COURT PLAN 9307G  
LAND COURT PLAN 9307H

**UTILITIES:**  
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)



**SITE PLAN**

**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186

**MIXED USE**  
534 BEECHWOOD STREET  
COHASSET, MA 02025

PREPARED FOR:  
**JOSEPH & LILLY SESTITO**  
534 BEECHWOOD STREET  
COHASSET, MA 02025

PROJECT NO. : 20131	DRAWING NO.
SCALE : AS SHOWN	<b>SP</b>
DATE : 2/1/22	
DESIGNED BY : BPS	
DRAWN BY : MM/BPS	SHEET NO. 1 OF 1
CHECKED BY : JCC	FILENAME: F:\15077\DWGS\DWG