

**AGENDA – Amended v. 2**  
**ZONING BOARD OF APPEALS**  
**Tuesday, October 6, 2020**  
**7:30PM**

**Virtual Meeting Via Zoom – To be Recorded and Uploaded to the website at a later date.**

**To join the meeting, use the information below:**

**Zoom Info:**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/84763974746?pwd=T3c2WWFYbjlqUWRobXV0QTR1MThrdz09>

Passcode: 588484

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 847 6397 4746

International numbers available: <https://us02web.zoom.us/j/84763974746?pwd=T3c2WWFYbjlqUWRobXV0QTR1MThrdz09>

**CALL TO ORDER**

**BOARD BUSINESS**

**Next Meeting Dates of the ZBA** – November 10, 2020 and December 1, 2020

**488 Jerusalem Road – Possible Change of Meeting Date – Discussion and Vote**

**CONTINUED HEARINGS**

**7:30PM – APPEAL** – Filed by Cavanaro Consulting on behalf of their client, NIWDA, LLC c/o Walter B. Sullivan and Comerford, appealing the Building Inspector's denial to issue a Building Permit for a single-family home, to be constructed at **35 Oak Street**. Appeal pursuant to §300-12.2.C. **File #20.06.18.**

**7:45PM – SPECIAL PERMIT** – Filed by Adam J. Brodsky, Esq. of Drohan, Tocchio & Morgan, PC on behalf of their client, Leigh K. Schwartz, seeks to convert an existing barn/boathouse into a recreation room at **11 Sheldon Road**. Pursuant to §300-8.7. **File #20.06.22. APPLICATION AMENDED to request relief under M.G.L c. 40A, §6, §300-4.2 & §300-8.7 for a Guesthouse/Recreation Room.**

**8:00PM - SPECIAL PERMIT** – Filed by Matthew Coser and Theodora Mara to construct a second story addition over the existing house's first floor footprint at **75 Pleasant Street**. Special Permit per §300-8.7.B. **File #20.08.10**

**NEW HEARING**

**8:15PM – SPECIAL PERMIT** – Filed by Architect Roger Hoit, on behalf of his clients, Randall & Andrea Steele, seeks to construct a new garage at **31 River Road**. Special Permit per §300-8.7. **File #29.09.14**

**CONTINUED HEARING**

**8:45PM – SPECIAL PERMIT** – Filed by Adam J. Brodsky, Esq., on behalf of his clients, **CHI Elm Street Realty, LLC**. Special Permit per §300-9.6. The applicants seek a Special Permit in the Floodplain and Watershed Protection District in connection with a mixed-use development project at **124 and 87 Elm Street**. The proposed project is for twenty-nine (29) multifamily residential units and other public access points, including a waterfront public park, shoreline access, a view corridor and commercial spaces throughout the properties. **File #20.05.19.**

## DELIBERATIONS

**9:15PM – APPEAL** – Filed by Cavanaro Consulting on behalf of their client, NIWDA, LLC c/o Walter B. Sullivan and Comerford, appealing the Building Inspector’s denial to issue a Building Permit for a single-family home, to be constructed at **35 Oak Street**. Appeal pursuant to §300-12.2.C. File #20.06.18.

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**10.00PM – SPECIAL PERMIT** – Filed by Adam J. Brodsky, Esq., on behalf of his clients, **CHI Elm Street Realty, LLC**. Special Permit per §300-9.6. The applicants seek a Special Permit in the Floodplan and Watershed Protection District in connection with a mixed-use development project at **124 and 87 Elm Street**. The proposed project is for twenty-nine (29) multifamily residential units and other public access points, including a waterfront public park, shoreline access, a view corridor and commercial spaces throughout the properties. **File #20.05.19**

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## BOARD BUSINESS

**Minutes Approval** – August 4, 2020 & September 8, 2020

**124/87 Elm Street – Cohasset Harbor Inn Project** – Response to request for comments from the Cohasset Planning Board

- Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting.
- ADJOURNMENT

**Please note that agenda times may not match the hearing advertised time.**

### Meeting Protocol

*Discussion during Board meetings should always be courteous and respectful, and should be confined to the subject under consideration. Sarcasm is generally not respectful, and the subject under consideration does not include the individual’s debate. All statements and questions should be directed to the Chairman, who will ask the appropriate person to respond. Additional Zoning Board of Appeals Rules and Procedures are available for viewing at [www.cohassetma.org](http://www.cohassetma.org)*