

APPROVED MINUTES

COHASSET ZONING BOARD OF APPEALS

DATE: Tuesday, February 4, 2020
TIME: 7:30 PM
PLACE: COHASSET TOWN HALL
41 HIGHLAND AVENUE COHASSET, MA. 02025

Board Members Present: S. Woodworth Chittick, Chairman (WC)
Peter Goedecke, Vice-Chairman (PG)
Charles Higginson, Member (CH)
Matthew Watkins, Associate Member (MW)
Lee Darst, Associate Member (LD)

Board Member Absent: David McMorris, Associate Member (DM)

Town Staff Present: Jennifer Oram, Assistant Clerk, ZBA

Chairman Chittick opened the meeting at 7:31PM. He introduced the Board.

BOARD BUSINESS

The Board agreed that April 7, 2020 and May 5, 2020 would be the next meetings of the Zoning Board of Appeals.

CONTINUED HEARINGS

SPECIAL PERMIT – Filed by Attorney Jeffrey De Lisi of Ohrenberger De Lisi & Harris, LLP on behalf of his clients John J. Starvish and Shelley M. Vanderweil. The applicants seek to reconstruct a dwelling at 449 Jerusalem Road. Subject properties are 449 and 457 Jerusalem Road. The applicants seek Special Permits per sections §§300-8.7. B, 300-9.7. G and 9.7.H. File #19.10.08.

Documents submitted for this hearing:

- Letter dated January 27, 2020 requesting a continuation of this hearing until March 10, 2020.

The applicants are still updating plans from their recent Conservation Commission approval.

MOTION BY CHAIRMAN CHITTICK: TO CONTINUE THE HEARING
SECONDED: VICE-CHAIRMAN GOEDECKE
VOTE: 3-0 MOTION CARRIES (WC, PG and CH)

SPECIAL PERMIT – Filed by Morse Engineering, Co. Inc., on behalf of their clients, Robert H. & Robin Walat. Special Permit per §§300-9 and 300-4.2. the applicants seek to construct a residential dock at 61 Nichols Road. File #19.11.27.

Documents submitted for this hearing:

- Order of Conditions from the Conservation Commission

There was no one present for this hearing.

MOTION BY CHAIRMAN CHITTICK TO CLOSE THE HEARING
SECONDED: VICE-CHAIRMAN GOEDECKE
VOTE: 3-0 MOTION CARRIES (WC, PG and CH)

APPROVED MINUTES

SPECIAL PERMIT – Filed by Cavanaro Consulting on behalf of their client, John P. McNulty. The applicant seeks a Special Permit per §9.7.H. Applicant seeks to build a garage within the Flood Plain 468 Chief Justice Cushing Highway. File #19.12.04.

In attendance to represent this agenda item: John Cavanaro of Cavanaro Consulting

Documents submitted for this hearing:

- Order of Conditions
- Stormwater Permit & Conditions

There was no one present for this hearing.

MOTION BY VICE-CHAIRMAN GOEDECKE

SECONDED:

VOTE:

TO CLOSE THE HEARING

ASSOCIATE MEMBER WATKINS

3-0 MOTION CARRIES (WC, PG and CH)

DELIBERATION

SPECIAL PERMIT – Filed by Cavanaro Consulting on behalf of their client, John P. McNulty. The applicant seeks a Special Permit per §9.7.H. Applicant seeks to build a garage within the Flood Plain 468 Chief Justice Cushing Highway. File #19.12.04.

The Board reviewed the decision drafted by Associate Member Lee Darst. There was one minor edit.

MOTION BY CHAIRMAN CHITTICK:

SECONDED:

VOTE:

TO APPROVE THE DECISION AS AMENDED AND GRANT THE RELIEF SOUGHT FOR A SPECIAL PERMIT UNDER §300-9.7.H.

MEMBER HIGGINSON

3-0 MOTION CARRIES (WC, PG and CH)

SPECIAL PERMIT – Filed by Morse Engineering, Co. Inc., on behalf of their clients, Robert H. & Robin Walat. Special Permit per §§300-9 and 300-4.2. the applicants seek to construct a residential dock at 61 Nichols Road. File #19.11.27.

The Board reviewed the draft decision as prepared by Associate Member David McMorris. Vice-Chairman Goedecke asked if there was an abandonment issue and if the setback was conforming.

MOTION BY CHAIRMAN CHITTICK:

SECONDED:

VOTE:

TO APPROVE THE DECISION AS AMENDED ADDING CLARIFICATION LANGUAGE REGARDING ABANDONMENT (IF NEEDED) AND LANGUAGE REGARDING THE SIDE SETBACK AND ITS CONFORMING; GRANTING THE RELIEF SOUGHT FOR A SPECIAL PERMIT UNDER §300-9 AND §300-4.0

VICE-CHAIRMAN GOEDECKE

3-0 MOTION CARRIES (WC, PG and CH)

MINUTES:

MOTION BY CHAIRMAN CHITTICK:

SECONDED:

VOTE:

TO APPROVE THE MINUTES OF DECEMBER 3, 2019 AS AMENDED

ASSOCIATE MEMBER WATKINS

3-0 MOTION CARRIES (WC, PG and CH)

APPROVED MINUTES

MOTION BY ASSOCIATE MEMBER WATKINS: TO APPROVE THE MINUTES OF JANUARY 7, 2020
SECONDED: VICE-CHAIRMAN GOEDECHE
VOTE: 3-0 MOTION CARRIES (WC, PG and CH)

MOTION BY CHAIRMAN CHITTICK: TO ADJOURN THE MEETING AT 8:30PM
SECONDED: MEMBER HIGGINSON
VOTE: 3-0 MOTION CARRIES (WC, PG and CH)

APPROVED