

APPROVED MINUTES

COHASSET ZONING BOARD OF APPEALS

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

Meeting Held Via Zoom Platform.

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 7:36PM with a Roll Call Vote:

ROLL CALL VOTE: CHAIRMAN CHITTICK – AYE, PETER GOEDECKE – AYE, LEE DARST – AYE, MATTHEW WATKINS – AYE & CHARLES HIGGINSON - AYE

BOARD BUSINESS

The Board agreed that August 4, 2020 and September 8, 2020 would be the next meetings of the Zoning Board of Appeals.

NEW HEARINGS

SPECIAL PERMIT – Filed by Merrill Engineers on behalf of their clients, **Paul and Jill Tedeschi**. Special Permit per sections §§300-9 and 300-4.2. The applicants seek to construct a residential dock at **75 Border Street**. **File #20.06.08.**

Documents for this hearing:

- **Letter dated July 5, 2020 from Merrill Engineering requesting this hearing be continued.**

MOTION BY MEMBER CHAIRMAN CHITTICK: TO CONTINUE THE HEARING TO AUGUST 4, 2020

SECONDED: ASSOCIATE MEMBER WATKINS

ROLL CALL VOTE: LEE DARST – AYE, PETER GOEDECKE – AYE, CHARLES HIGGINSON – AYE, MATTHEW WATKINS - AYE & CHAIRMAN CHITTICK – AYE

5-0 MOTION CARRIES (LD, PG, CH, MW and WC)

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**

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Documents for this hearing:

- Letter dated June 30, 2020 from Drohan Tocchio & Morgan, P.C. requesting this hearing be continued.

MOTION BY CHAIRMAN CHITTICK:

**TO CONTINUE THE HEARING TO AUGUST 4,
2020**

SECONDED:

ASSOCIATE MEMBER DARST

ROLL CALL VOTE: CHAIRMAN CHITTICK – AYE, MATTHEW WATKINS - AYE, PETER GOEDECKE – AYE, LEE DARST– AYE & CHARLES HIGGINSON- AYE

5-0 MOTION CARRIES (WC, MW, PG, LD and CH)

MINUTES:

MOTION BY VICE CHAIRMAN GOEDECKE:

**TO APPROVE THE MINUTES OF JUNE 2, 2020
AS AMENDED**

SECONDED:

ASSOCIATE MEMBER DARST

ROLL CALL VOTE: CHAIRMAN CHITTICK – AYE, LEE DARST - AYE, CHARLES HIGGINSON – AYE, PETER GOEDECKE – AYE, & MATTHEW WATKINS - AYE

5-0 MOTION CARRIES (WC, LD, CH, DM, PG and MW)

ADJOURNEMENT:

MOTION BY VICE CHAIRMAN GOEDECKE:

**TO ADJOURN THE MEETING AT 7:50PM
MEMBER HIGGINSON**

SECONDED:

ROLL CALL VOTE: MATTHEW WATKINS – AYE, LEE DARST – AYE, CHARLES HIGGINSON – AYE, PETER GOEDECKE - AYE & CHAIRMAN CHITTICK – AYE

5-0 MOTION CARRIES (MW, LD, CH, PG and WC)

MEETING ADJOURNED AT 7:50PM