



TOWN OF COHASSET PLANNING

41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-4100, ext. 5127



MEMORANDUM

Date: July 7, 2020

To: Planning Board

From: Lauren Lind, Planning Director

RE: Additional Public Comments Received regarding HVBOD SP & SPR Application 124/87 Elm Street

The following public comment was received regarding the Harbor Village Business Overlay District Special Permit and Site Plan Review Application for 124/87 Elm Street between June 27, 2020 and July 7, 2020.:

June 30, 2020 – John Covell, 83 Elm Street; Comment via USPS:

See attachment A

July 7, 2020 – Curtis Kahn, 54 Jerusalem Road ; Comment via email:

“Lauren,

By way of introduction, I am a resident of Cohasset (54 Jerusalem Rd). I am writing in support of the Cohasset Harbor redevelopment project proposed by the Cohasset Hospitality Partners.

To give you a bit of background, Cohasset means quite a bit to me. I was born and raised in Cohasset, and along with my brother and sister, attended Cohasset schools K-12. I served as my class president in 2003 and was heavily involved in athletics and the town broadly. I returned to Cohasset last year with my wife, Jenny Kahn, and my sons, Charlie (3) and George (1).

Cohasset has always maintained a delicate balance of pristine, non-commercial beauty while providing the community with its natural resources and local business charm. As a frequent user of the harbor, it clearly needs improvement. The Cohasset Harbor Inn remains unchanged since I was a teenager in the late 90s. When I speak with new families who move to town, the harbor’s potential is always a topic. To date, we’ve clearly lacked someone committed to make the investment.

CHP’s proposal is the first I’ve seen which takes us a step closer to revitalizing Cohasset’s most prized asset – the harbor. Creating accessible park areas, an actual harbor walking corridor and seasonal kiosks are all fantastic ideas and will certainly revitalize the area. I particularly like the seasonal kiosk idea. Traditional retail has clearly struggled in downtown Cohasset. Innovation in this regard is needed.

I’m sure some folks in town will resist change. Some change is good. As someone who takes a lot of pride in living in Cohasset, this is a no-brainer in my mind.

Best,

Curt Kahn

July 7, 2020 – Mike Wlodarczyk, 66 Summer Street; Comment via email:

Hi Lauren,

I wanted to send an email to confirm my family's support of the Harbor Redevelopment project. We believe that the proposed plan will breathe new life into the Harbor Area as well as the junction of Summer, Border, Margin and Elm Streets. It is clear everyone will benefit from the publicly accessible waterfront, retail space, kiosks and patios.

Thanks for your time,

- Mike

Mike & Lauren Wlodarczyk

July 7, 2020 – Travis & Liz Moore, 15 Stockbridge Street; Comment via email:

Hi Lauren,

I am writing to express my support for the proposed harbor plan. As a direct neighbor I believe this group has kept the community in the fore front of the planning and has crafted an plan that will be beneficial for the town and the community. I am hopeful this will bring some new life to Cohasset harbor.

Thank you.

Travis And Liz Moore

15 Stockbridge St.

ATTACHMENT A

John D. Covell
83 Elm Street
Cohasset, MA 02025
781-383-0178

john@herbchambers.com



June 30, 2020

Planning Board
Town of Cohasset
Town Hall
Cohasset, MA 02025

Dear Board Members:

My family and I are abutters to 124/87 Elm Street. As you know, these are the sites where the CHI Elm Street Realty, LLC have filed plans for 29 residential and small number of business use units. We want to let the Planning Board know that we have reviewed all of the documents and plans submitted to the Planning Board by CHI Elm Street Realty, LLC and we enthusiastically support approval of this project for the following reasons:

Harbor Access The plans call for an “open park” space and harbor walk which will open the vista to the harbor at the end of Elm Street and allow for greater harbor access to all. Currently, The Cohasset Harbor Inn completely blocks this view and provides little to no harbor access.

Aesthetics We find the plans for the residents and other units, along with the landscaping plan, to be beautiful and an enhancement to the aesthetics of the Harbor Village. The existing Cohasset Harbor Inn is, at best, an eyesore.

Parking We applaud the plan to have resident parking below ground. We raised concerns to the Cohasset Hospitality Partners about this, given the water table. They have convinced us that while expensive, their plans will be viable for the short and long term future.

Minimal Business Use When we first learned that there would be units earmarked for small businesses, we were concerned. Our concern stemmed from the number of unoccupied businesses in town and we did not want to see these proposed units sit vacant. Having reviewed the plans, we are satisfied that this small number of units will most likely find occupants.

Fiscal Impact We have read the “Fiscal Impact” study submitted to the Planning Board. We find it well documented and supports significant increases in tax and other revenues while having minimal demands on schools and other town provided services.

The Alternatives When Gerd Ordelheide owned these properties, he planned on selling them to an out of town developer who proposed a forty-unit residential development with an above ground parking garage. Thank goodness that developer withdrew his application. While we are sure the town would not likely approve that plan, it speaks to the alternatives with which, we could be presented. We are very concerned that if the current applicant is denied, there would be nothing to stop them from selling the Cohasset Harbor Inn to a hotel chain like “Motel 6”. We don’t want that in our town let alone in our front yard.

We urge the Planning Board to approve the CHI Elm Street Realty, LLC’s application. At the end of the day, we all want what is best for our town and the Harbor Village. We believe that this plan achieves that goal. Thank you for your consideration.

Sincerely,



John D. Covell