

Weston & Sampson<sup>SM</sup>

transform your environment

# Cohasset Planning Board Hearing

August 5, 2020



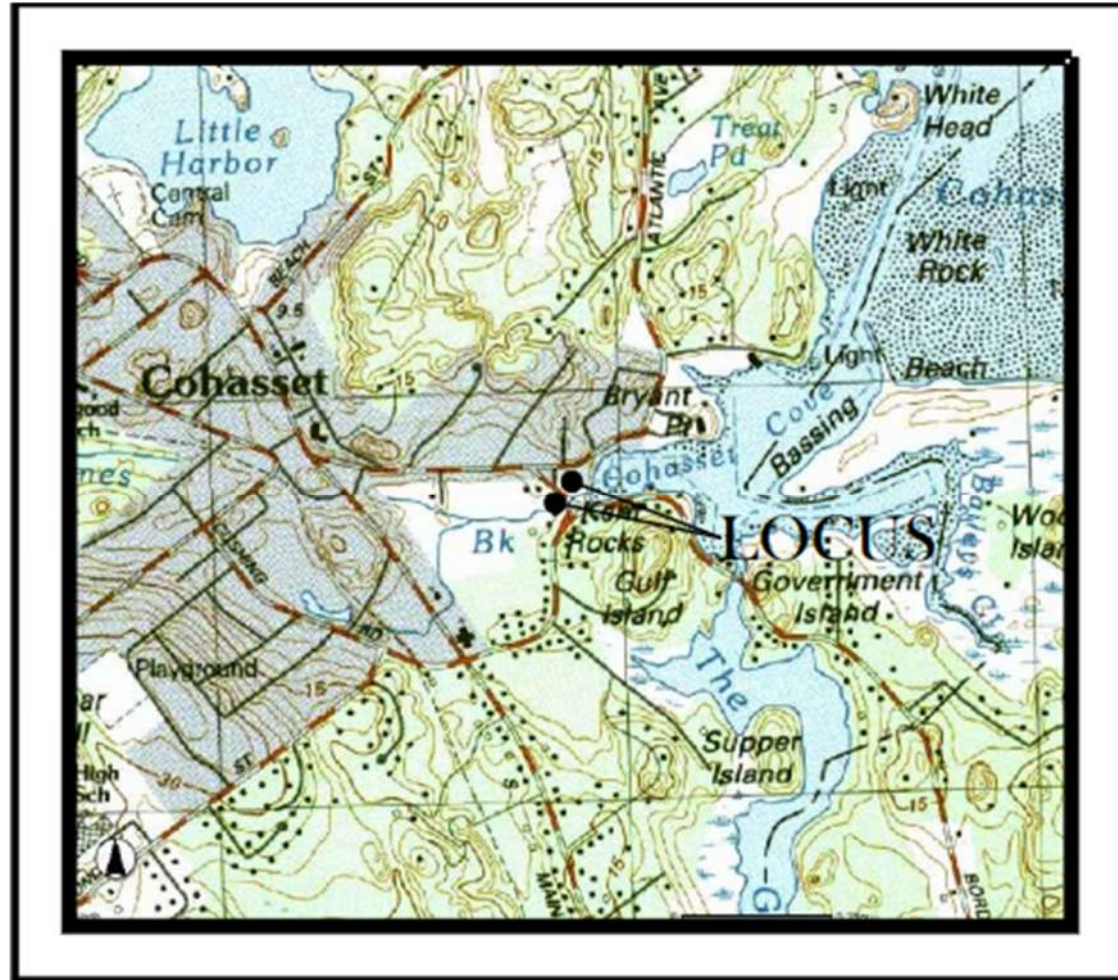
## Peer Review

## Site Plan Review and Special Permit

124 & 87 Elm Street



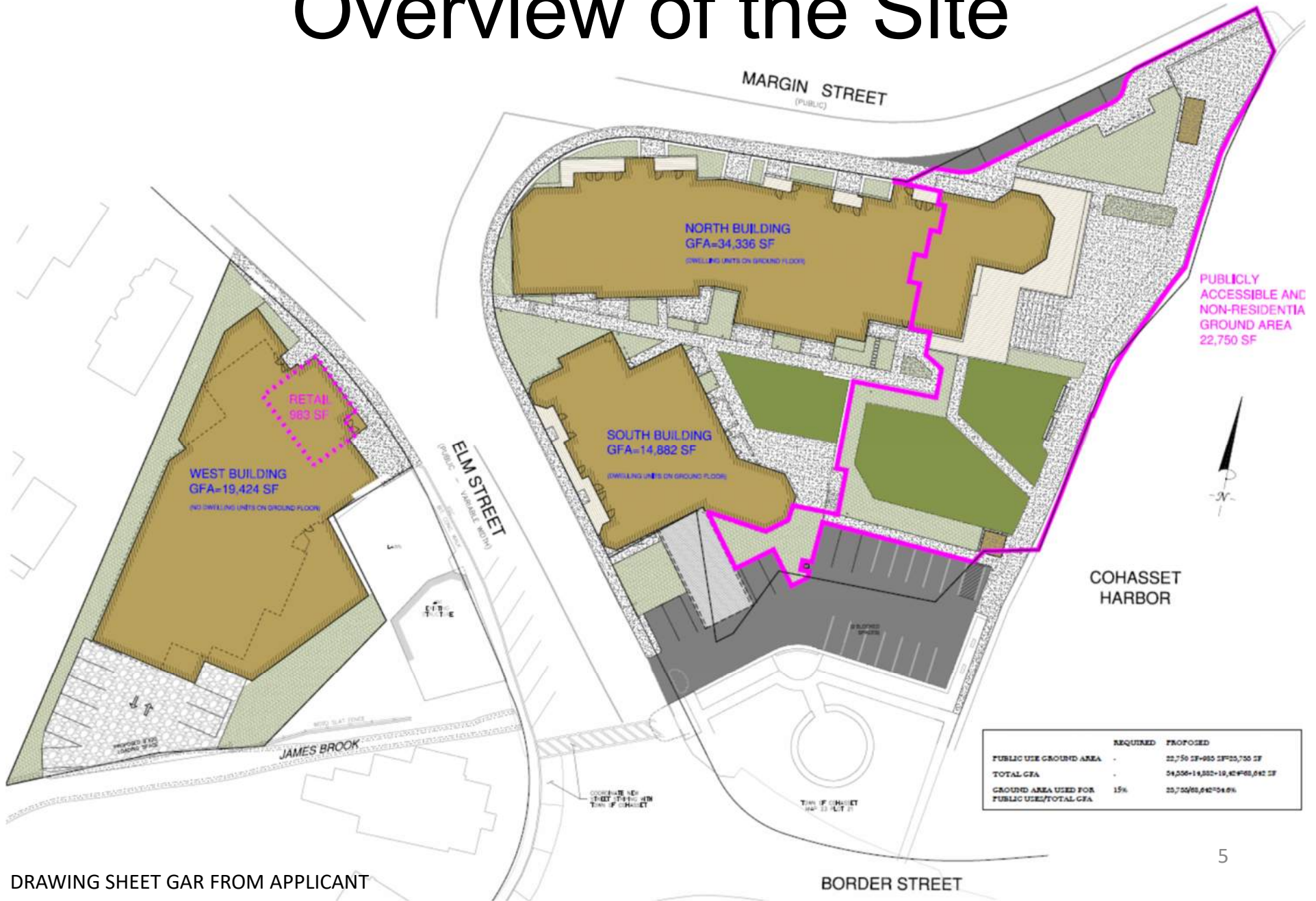
# Overview of the Site



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# Review Topics

- Bylaw Compliance
- Traffic
- Commercial/Retail Space
- Site Plan Layout & Public Realm





# Review Criteria & Dates:

- Section 12.6 of the Cohasset Zoning Bylaws (Site Plan Review)
- Section 12.4 and Section 22 of the Cohasset Zoning Bylaws (Special Permit)
- Section 22.6 of the Cohasset Zoning Bylaws (Village Business District & HVBOD Design Guidelines)
- Dates:
  - July 22, 2020 – Weston & Sampson Comments
  - July 29, 2020 – Applicant Responses

# Bylaw Compliance

- Parking Waiver Request
- Traffic and Margin Street width
- Ground Floor Areas usage and Commercial/Retail Space Percentages
- Comments include 7/22/20 letter section references in parentheses



# Bylaw Compliance - Parking

- Dimensions of Outdoor Parking<sup>(1.3.1 & 1.3.2)</sup>
  - Adjust site plan for parking lot layout
  - Applicant requesting waiver
- Americans with Disabilities (ADA) Parking<sup>(1.3.3)</sup>
  - ADA compliance
- Parking Demand Calculations<sup>(1.3.4)</sup>
  - Provide information to support requested reduction

# Bylaw Compliance - Parking

- Tandem Parking within Garages<sup>(1.3.5)</sup>
  - How the spaces will be utilized and monitored
  - Applicant confirmed tandem spaces are for same unit and private use only
- HVBOD Design Guidelines<sup>(1.3.6 & 1.3.7)</sup>
  - Screening of Ground Level Parking
  - Surface Parking Distance from Elm Street
    - Not in compliance with design standard 10-foot separation
  - Recommend waiver request

# Traffic

- Proposed Parallel Parking on Elm Street<sup>(1.3.8)</sup>
  - Clarify the parallel parking that varies between plans
  - Traffic study includes minimum safety requirements - stopping sight distance
  - Applicant noted required improvements are off-property, change in use of Elm Street necessitates improvements



RENDERING FROM APPLICANT



# Traffic

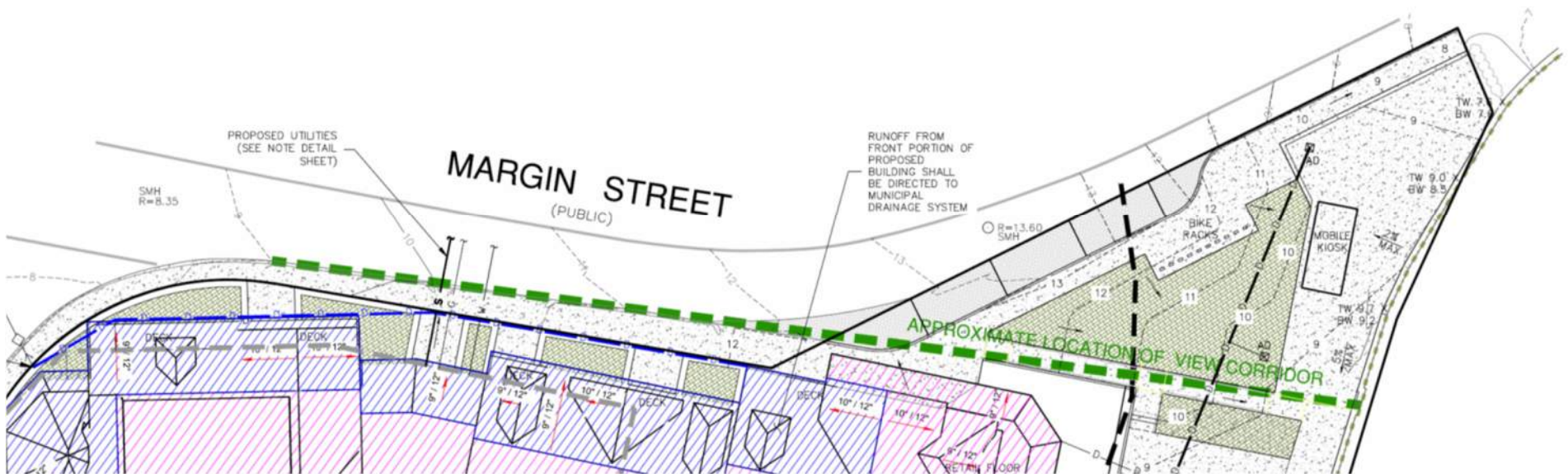
- Existing Conditions on Margin Street<sup>(4.3 & 4.4)</sup>
  - Impact of proposed improvements
- Connection between Cohasset Village<sup>(4.5)</sup>
  - Crosswalk to connect the site to points north towards Cohasset Village – part of HVBOD purpose statement

# Traffic

- Sidewalk Width<sup>(4.6)</sup>
  - Proposed sidewalk widths and existing aerial utilities
- Location of Driveway at 87 Elm Street<sup>(4.7)</sup>
  - Identify location
- Intersection Spacing of Driveways<sup>(4.8)</sup>
  - 150-foot spacing requirement – waiver requested at 124 Elm Street
  - Recommend adding 87 Elm Street driveway to waiver

# Bylaw Compliance

- View Corridor<sup>(1.4.1)</sup>
  - Applicant confirmed that the view corridor will not be obstructed



DRAWING FROM APPLICANT

# Commercial/Retail Space

Waiver requested for Ground Floor Area:(2.0 & 3.2.1)

Table 3: Summary of Required Space

Type of Space	Percentage Required of Gross Floor Area (68,642 square feet) <sup>a,b</sup>	Percentage Provided	Space Provided (square feet)
Publicly Accessible Outdoor Area	Maximum is 5%	29.60%	20,323
Indoor Retail Space	Minimum is 10%	4.97%	3,410 <sup>c,d</sup>
Combined Total	Max. 5% outdoor space Min. 10% retail Min. 15% combined	34.57%	23,733 <sup>c,d</sup>

Notes:

- a) Required percentages from Town Bylaws Section 300-22.6(B)(1).
- b) Ground Floor Area data from Site Plan Sheet GAR.
- c) 3,410 Square Feet (SF) is based on applicant's April 2020 architectural plans showing the North Building with 2,427 SF and West Building with 983 SF of retail.
- d) Retail space area at West Building listed as 987 SF in applicant's letter, differing from the 983 SF listed on the Site Plan Sheet GAR.

# Site Plan Layout & Public Realm - Site Plan Review

- Development Use<sup>(3.1.1)</sup>
  - Rental kayaks and access to the Harbor
  - Pedestrian access to port/carry boats
- Erosion Controls<sup>(3.1.3)</sup>
  - Show erosion controls and harbor protections
  - Erosion and Sedimentation Control Plan to be developed



RENDERING FROM APPLICANT



# Site Plan Layout & Public Realm - Special Permit

- Historical Commission<sup>(3.2.2)</sup>
  - Applicant indicated approval letter yet to be provided

# Site Plan Layout & Public Realm - Stormwater

- Roof Runoff<sup>(3.3.1)</sup>
  - Roof runoff management from west building
  - Drain leaders are unmanaged per applicant's response
- Operations and Maintenance (O&M) Checklist<sup>(3.3.2)</sup>
  - Applicant to update O&M checklist

# Site Plan Layout & Public Realm - Stormwater

- Catch Basin Reference<sup>(3.3.3)</sup>
  - Manufacturer name to be updated
- Infiltration System<sup>(3.3.4)</sup>
  - Applicant to provide additional details of infiltration system
- Existing Utilities<sup>(3.3.5)</sup>
  - Applicant to add utilities including overhead and utility pole locations to plans
- Oil/Water Separator<sup>(3.3.6)</sup>
  - A detail will be added for the oil/water separator
  - Clarify management of stormwater for 87 Elm Street

# Site Plan Layout & Public Realm - Constructability

- Construction Entrance and Truck Wash<sup>(3.4.1)</sup>
  - Erosion and sedimentation control measures
  - Construction Management Plan to be provided
- Berm and Curbing Detail<sup>(3.4.2)</sup>
  - Curbing call-outs to be provided
- Pavement Thickness<sup>(3.4.3)</sup>
  - 4-inch pavement recommended and accepted by applicant
- Exterior Lighting<sup>(3.4.4)</sup>
  - Exterior lighting for parking and buildings to be provided

# Next Steps

- Weston & Sampson to provide second round of comments to applicant's responses

# Waivers: Requested and for Consideration

Requested		For Applicant to Consider and Request
Initial	Revised	
Reducing the number and size of parking spaces §300-7.1	Requirement for space at end of each parking aisle §300-7.2.I	HVBOD: <ul style="list-style-type: none"> <li>• Screening of Ground Level Parking</li> <li>• Surface Parking Distance from Elm Street</li> </ul> Add 87 Elm Street to waiver for 150-foot spacing requirement §300-7.3(C)(1)
Reducing the drive aisle at 124 Elm Street, parking spaces within 5 feet of property boundary	15% building area requirement for publicly accessible ground floor commercial/non-residential uses at 124 Elm Street §300-22.6(B)(1)	
(parallel and at 87 Elm Street)	150-foot spacing requirement from existing driveways for 124 Elm Street driveway §300-7.3(C)(1)	

**thank you**  
westonandsampson.com