



**TOWN OF COHASSET
PLANNING BOARD
41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-4100, ext. 5128**

PLANNING BOARD AGENDA SECOND REVISION

Date: **Wednesday, March 24, 2021**

Time: **6:30 P.M.**

Place: **Zoom Virtual Meeting**

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

<https://us02web.zoom.us/j/83945885044?pwd=ZEZIUHVjNWlySFJaaUQyZThkVnVmZz09>

Webinar ID: 839 4588 5044 Passcode: 561566

Or join by phone: Dial US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

CALL TO ORDER

Scheduled times for all agenda items are approximate; all public hearings will begin no earlier than posted time.

REGULAR BUSINESS

6:30 P.M. Application for Approval Not Required – 34 Crocker Lane (continued from 2/24)

6:30 P.M. PUBLIC HEARING - Pursuant to Section 5 of MGL Ch. 40A, the Planning Board will hold a hold a virtual Public Hearing on the following **proposals to amend the Cohasset Zoning Bylaws**. These articles will be on the **Cohasset Annual Town Meeting Warrant commencing on May 24, 2021**. These articles may not be numbered exactly as they will ultimately appear in the Warrant:

Article P1: Floodplain and Watershed Protection District Amendment

Article P2: Ground-Mounted Solar Photovoltaic Installations Overlay District Amendment

Article P3: Zoning Map Update -Whitney Spur Rail Trail Reclassification

Article P4: Fast-Food Restaurant Definition Amendment

Article P5: Special Permits in the Village Business District Amendment

Article P7: Use Variance Amendment

Article P8: Land Alteration Amendment

Article P9: Sunset the Senior Multifamily Residential Overlay District

Article P10: Board of Public Health Zoning Bylaw Amendment

7:45 P.M. PUBLIC HEARING – Pursuant to MGL, Chapter 40A, & §300-12.4, §300-12.6 and §300-18 of the Cohasset Zoning Bylaws for a combined Village Business District Special Permit & Site Plan Review application, filed by Marvell Properties, LLC. The subject property is **1 Pleasant Street**. (Cont. from 2/24/21)

ADMINISTRATION

ZBA Recommendations

Planning Board Member Comments & Committee Liaison Updates

Staff Updates

Approval of Minutes

Topics not reasonably anticipated 48 hours in advance

Next Planning Board meetings: March 31st, April 14th & 28th

ADJOURN

Discussion during meetings should always be courteous and respectful and, should be confined to the subject under consideration. Sarcasm is generally not respectful. Statements and questions should be directed to the Chair, who will ask

the appropriate person(s) to respond. If you wish to record the meeting in any manner, you must advise the Chair prior to the start of the meeting. Comments and copies of documents used in a presentation must be provided to the Planning Board staff as part of the official record.