



TOWN OF COHASSET PLANNING BOARD

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

PLANNING BOARD AGENDA

Date: **Wednesday, October 20, 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/82811014088?pwd=ZUxVaHZlb2pJbFNBZ2YrSVBnSFRKdz09>

Webinar ID: 828 1101 4088 Passcode: 828966

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

CALL TO ORDER

Scheduled times for all agenda items are approximate; Agenda time may not match advertised or continued hearing time; All public hearings will begin no earlier than 6:30pm unless otherwise stated.

REGULAR BUSINESS

- 6:30 PM DELIBERATION** - Pursuant to MGL Ch40A & §300-12 of the Cohasset Zoning Bylaws for a Site Plan Review decision for subject property at **20, 25, & 30 Scituate Hill.**
- 6:45 PM PUBLIC HEARING** – Pursuant to MGL Ch40A & §300-12 of the Cohasset Zoning Bylaws for an application for Site Plan Review, filed by Todd Amelang Plumbing & Heating, Co. The subject property is **808 Chief Justice Cushing Hwy.** (Cont. from 10/6)
- 7:30 PM PUBLIC HEARING** – Advertised Public Hearing on the following proposed articles for the Cohasset Special Town Meeting to be held on December 13, 2021: (Continued from 10/13)
- **Zoning Article 1: Deletion of Section 8.3B & 8.3C “Single Lot Exemption”:** To see if the Town will vote to amend the Zoning Bylaws to delete section 8.3B & 8.3C titled “Single Lot Exemption”. This amendment will eliminate Cohasset’s unique provisions of Single Lot Exemption to be consistent with State statutory rules.
 - **Zoning Article 2: Changes to Residential Zoning Amendments:** To see if the Town will vote to amend the Zoning Bylaws to amend four existing definitions and integrate six new definitions relative to residential zoning.
 - **Zoning Article 3: Ledge Protection:** To see if the Town will vote to amend the Zoning Bylaws to require Exposed Ledge Face removed for accessory structures be subject to a special permit process.

MEETING PROTOCOL:

Applicants shall be prepared to share their presentation material. Staff are not responsible for applicant presentations.

For Public Comment, please input your full name & address into the “Q&A” field. During public comment, questions will be addressed in the order received. Individuals who wish to speak to the Board will be promoted from attendee mode so that they can use microphone & camera. 3 minutes max. per individual. Please refrain from repeating items already discussed.

Statements/questions should be directed to the Chair, who will ask the appropriate person(s) to respond.

Discussion during meetings should always be courteous and respectful and, should be confined to the subject under consideration.

ADMINISTRATION

Items not anticipated 48 hours in advance

Approval of meeting minutes

Next Planning Board meetings: November 3rd & 17th, 2021

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.