

**COHASSET PLANNING BOARD MINUTES**

**DATE:** WEDNESDAY, January 8, 2020  
**TIME:** 7:00 PM  
**PLACE:** COHASSET TOWN HALL – *BASMENT MEETING ROOM TOWN HALL*  
41 HIGHLAND AVENUE, COHASSET, MA 02025

**Board Members Present:** Clark Brewer, Chairman (CB)  
Erik Potter, Vice-Chairman (EP)  
Amy Glasmeier, Clerk (AG)

**Members Absent:** Brian Frazier, Member (BF)  
Paul Grady, Member (PG)  
Paul Colleary, Associate Member (PC)

**Town Staff Present:** Jennifer Oram, Assistant Director, Planning, Permits & Insp.

**Chairman Clark Brewer called the meeting called to order at: 7:00P.M.**

*Chairman Brewer explained to the public that the Board is short three members and will not have a super majority to vote on 15 Brook Street, but they can hear an update. In addition, the Vice-Chairman has a work emergency will need to leave the meeting at 7:30PM. At that point the Planning Board will no longer have a quorum.*

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA - None**

**CONTINUED PUBLIC HEARING – Pursuant to §300-9 and §300-11, and Section §300-12.4, §300-12.6 and §300-18 for an application filed by Jim Norton / Young Belford, LLC for a Village Business District Special Permit pursuant to sections §300-18, §300-4.2, §300-5.3, §300-7, and §300-8.7.2 and Site Plan Approval pursuant §300-12.6 to convert the existing barn into a single detached family dwelling at 15 Brook Street.**

**People present for this hearing:** Brendan Sullivan of Cavanaro Consulting  
**Documents for this hearing (on file in the Planning Board Office):**

- Site Plan with change of use to Guest House prepared by Cavanaro Consulting

Mr. Sullivan reviewed the history of this application before the Board. They have been before the Zoning Board for relief under the Flood Plain, but after review of the Village Bylaw by Counsel, it seems the ZBA is still the permit granting authority for single-family detached dwellings and veterinarian clinics in the Village Business District. To move the project along, they have changed the use to Guest House in the hopes that this will be corrected at the Spring Town Meeting. They have also agreed upon easements with their neighbors. They have not been signed and won't be until they have received all the necessary approvals; the easements would need to be completed before a building permit could be issued. The ZBA approved the Flood Plain at their January 7, 2020 meeting. They also have an Order of conditions from the Conservation Commission and approval from Sewer. The Board had some questions regarding lighting; they will address that in the decision.

The Board cannot vote this evening because it does not have a super majority; they will vote at their January 22, 2020 meeting.

**MOTION:** Vice Chairman Potter moved to continue this hearing until January 22, 2020.

**SECOND:** Member Glasmeier

**VOTE:** 3 – 0 MOTION CARRIES (CB, EP & AG)

**OTHER BUSINESS**

**Application for Approval Not Required (ANR) No. 1006 - 14-24 Rust Way.**  
**Present to discuss this application: John Cavanaro of Cavanaro Consulting**  
**Documents used for this hearing (on file in the Planning Board office)**

- ANR Application
- Plan, paper and Mylar

Mr. Cavanaro addressed the Board. This is a trade of a sliver of land. It does not create a non-conforming lot. Mr. Cavanaro reviewed how they would make the change and that once the trade happens it merges. The plan was stamped with the Planning Board 'not a determination of local zoning requirements' stamp and signed by the Board.

**MOTION:** Vice-Chairman Potter to endorse ANR No. 1006 – 14-24 Rust Way

**SECOND:** Member Glasmeier

**VOTE:** 3 – 0 MOTION CARRIES (CB, EP & AG)

**Application for Approval Not Required (ANR) No. 1007 - 129 & 137 Hull Street**  
**Present to discuss this application: Stephen Bjorklund, Diamond Development**  
**Documents used for this hearing (on file in the Planning Board office)**

- ANR Application
- Unsigned Litigation Policy
- Letter from Diamond development re: Legal Representation dated January 6, 2020
- Plan, paper and Mylar

Mr. Bjorklund addressed the Board. He explained that he is purchasing a small parcel and giving back another piece so that he can get the 100' of lot width required in the RA District. He has the 50' of frontage but needed more lot width and that is where he will be placing the dwelling on the parcel. This is all happening at once and then everything will merge. There will be two new deeds. The Board stamped the plan with the Planning Board's 'not a determination of local zoning requirements' stamp and then signed the plan.

**MOTION:** Vice-Chairman Potter to endorse ANR No. 1007 – 129 and 137 Hull Street

**SECOND:** Member Glasmeier

**VOTE:** 3 – 0 MOTION CARRIES (CB, EP & AG)

**PUBLIC HEARING – Pursuant to §300-5.4 of the Cohasset Zoning Bylaw for an application for a Large House Plan Review, filed by Peter Stames of Archia Homes. The subject property is 31 Deep Run. The RGFA is 6,869 square feet.**

**Present for this hearing:**

**Documents used for this hearing (on file in the Planning Board Office):**

- Public Hearing Notice
- LHR Application
- Site Plan
- Architectural Plans
- Landscape Plan

Amy Glasmeier, Clerk for the Planning Board, read the public hearing notice aloud. Chairman Brewer reviewed the process for the public present. They will have the applicant present the application, the Board will ask questions and then they will open it up to public comment. The Board has a problem this evening in that they will lose their quorum at 7:30PM. They will have to continue the hearing but will get as much done in the next 10 minutes as they can.

**APPROVED MINUTES**

The applicant's team addressed the Board. This is a house replacement. There will be two phases to the project. They will raze the existing home and replace it with a new home and driveway. In phase two, they will build a pool and a cabana. They have received stormwater approval and will be putting in a rain garden. Chairman Brewer asked if the square footage included the cabana. They stated it does not as it is not considered living space. They then reviewed the site plan showing where the work line would be. They don't want to clear more vegetation than needed. They are anticipating installing dark sky lighting.

Mr. Peter Stames then addressed the proposed home. It will be a typical shingle styled house with cedar shingles and an asphalt roof and a stone porch. There will be a two-car garage. They do not have an attic. The overall height is well below what is allowed.

Chairman Brewer addressed next steps as they had to end the hearing. They will need a lighting plan and more information on the planting plan. He then asked if anyone in the audience wished to speak. Jennifer Brady-Wilson of 26 Deep Run stated the applicants have razed the house and been chipping ledge for days. Member Glasmeier asked how that could be happening without a building permit. Building Commissioner, Robert Egan explained that they have a demolition and foundation permit. They can do site work. Mr. Stames stated that if they were to build, they would be doing so at their own risk. Mr. Allan Koswick of 25 Deep Run said they are feeling vibrations and asked what their recourse would be should their home sustain damage. Chairman Brewer stated they should speak to the Building Commissioner.

**MOTION: Vice-Chairman Potter to continue this Large House Review to February 5, 2020 at 7:00PM**  
**SECOND: Member Glasmeier**  
**VOTE: 3 – 0 MOTION CARRIES (CB, EP & AG)**

**MOTION: Chairman Brewer to adjourn the meeting at 7:47 P.M.**  
**SECOND: Member Glasmeier**  
**VOTE: 3 – 0 MOTION CARRIES (CB, EP & AG)**

**NEXT MEETING: WEDNESDAY, January 22, 2020 AT 7:00 P.M.**

Informal discussions were then held with the Cohasset Harbor Group and a possible buyer of 80 Howe Road. No votes taken.