

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, January 13, 2021
TIME: 6:30 PM

Meeting Held Via Zoom Platform

Board Members Present: Amy Glasmeier, Chair (AG)
Tom Callahan, Vice Chair (TC)
Paul Grady, Clerk (PC)
Erik Potter, (EP)
Clark Brewer, (CB)
Paul Colleary, Associate Member (PC)

Members Absent: None

Town Staff Present: Lauren Lind, Planning Director
Jennifer Oram, Assistant Director, Planning, Permits & Inspections
Angela Geso, Administrative Assistant PP & I, Recording Secretary
Karis North, Special Counsel
Eve Tapper, Planning Consultant

Chairman Amy Glasmeier called the Planning Board meeting to order at 6:32 PM.

Roll Call for Attendance: Paul Grady – Aye, Amy Glasmeier – Aye, Erik Potter – Aye, Tom Callahan – Aye, Clark Brewer – Aye, Paul Colleary/Associate Member - Aye

Chair Glasmeier outlined ground rules for the public hearings requesting roll call votes to recognize the sentiments of the Board.

Planning Director Lind outlined the procedure for the Q&A: questions in the cue will be addressed at the conclusion of the Public Hearing.

REGULAR BUSINESS

6:30 PM

Application for Approval Not Required (ANR) ANR No. 1017 – 70 Black Horse Lane

***Note: Applicant has requested application withdrawal as of January 12, 2021. No deliberation will occur.**

MOTION: Made by Member Grady to approve the application withdrawal request for 70 Black Horse Lane.

SECOND: By Member Brewer

VOTE: 6-0 by Roll Call Vote: Brewer – aye; Grady – aye; Callahan – aye; Potter-aye; Colleary-aye; Glasmeier-aye

Approval of Minutes

MOTION: Made by Member Brewer to approve the minutes of 8/5/20 and 9/9/20.

SECOND: Member Grady

VOTE: 6-0 by Roll Call Vote: Brewer – aye; Grady – aye; Callahan – aye; Potter-aye; Colleary-aye; Glasmeier-aye

Large Home Review Article for Annual Town Meeting:

Planning Director Lauren Lind discussed going forward with the Large Home Review Article due by 1/15/20. She will prepare a prospectus and needs only a “yes” or “no” on the Article from the Planning Board. In 2018 Member Brewer filed some placeholders on modifications but anticipated that zoning bylaw changes would be presented at our previous meeting. Ms. Lind needs to know what else was important for a placeholder in addition to the Large Home Review, FEMA, accessory dwellings and solar installations. Member Potter felt that a 3,500 sq. ft. home may not be considered “large” in some areas of town. He suggested we identify what determined a “large home: and seek consistency in Res A, B and C. He feels owners should be able to build what they want if their proposal meets all necessary requirements.

Misc. Business

Chair Glasmeier brought up the mixed-use project at 390 CJC Highway: she got a status update on the Building Department’s involvement from John Hallin, Director of Permitting and Inspections. Sewer set-up and water tie-in need to be determined and returned to the Board for site plan modifications.

The Avalon Development has changed hands and information on the 40B numbers was requested of the new owners. Member Brewer said affordable units at Avalon are deeded in perpetuity.

Katie Dugan of the Zoning Bylaw Group and Master Plan Committee discussed residential and harbor zoning regarding housing options and accessory dwellings for Fall 2021 or Spring 2022 consideration by Town Meeting.

PUBLIC HEARING - Pursuant to MGL, Chapter 40A, and §300-12.3, §300-22 of the Cohasset Zoning Bylaws, for an application filed by CHI, LLC, for a Harbor Village Business Overlay District Special Permit and Site Plan Review Approval for subject properties at 87 & 124 Elm Street.

In attendance to represent agenda item:

Attorney Adam Brodsky, Esq., John Cavanaro of Cavanaro Consulting and Ted Lubitz of George McGoldrick of CHI, LLC

Documents used for this hearing (on file in the Planning Board’s Office)

- Draft Decision as distributed to the Board.
- Draft Amended decision as edited by Lauren Lind during the hearing

Chair Glasmeier reviewed the process this public hearing would follow.

Tonight’s agenda consists of discussing the proposed conditions with the purpose of closing out the public hearing and entering deliberations.

- Assistant Director Jen Oram will manage the public commentary.
- Chair Glasmeier stressed that no new material can be submitted tonight.

- Consultant Eve Tapper suggested having Ms. Lind display the document page by page on a shared screen for discussion; once issues and questions are resolved and the page is approved, Ms. Lind can accept the document and move on to the next page.
- Chair Glasmeier wants everyone except the speaker be muted during discussion. It was determined that the first five pages are generic and involve procedural history and background, references, and a list of revisions.

Draft conditions #6 through Page 23 of the draft decision was reviewed by the Planning Board and either accepted as is, accepted with revisions or deleted. The Board did not complete the entire review of the decision. Chair Glasmeier asked if the Board would like to keep going as it 10:30PM, continue the public hearing to a date and time certain.

Member Brewer wanted to continue the hearing to 1/27/21 where it was late. Attorney Brodsky said he was not sure of the availability of his team and was joined by Mr. McGoldrick in requesting the hearing be finished tonight with a vote to be expected on 1/27/21. Chair Glasmeier felt it was in the best interest of all parties to continue to 1/27/21 when a vote would be taken.

MOTION: By Vice Chair Callahan to continue the public hearing to January 27, 2021.

SECOND: Member Brewer

VOTE: 5-0 (*Member Potter left the hearing prior to the vote*)

By Roll Call: Brewer – Aye; Callahan – Aye; Grady – Aye; Glasmeier – Aye;
Colleary – Aye.

MOTION: By Member Grady to adjourn the meeting of January 27, 2021 at 10:30PM.

SECOND: By Member Brewer

VOTE: 5-0 By Roll Call: Brewer – Aye; Callahan – Aye; Grady – Aye; Glasmeier – Aye;
Colleary – Aye

Meeting adjourned at 10:30 PM