



**APPROVED**

**COHASSET PLANNING BOARD MINUTES**

**DATE: WEDNESDAY, January 27, 2021**

**TIME: 6:30 PM**

**Meeting Held Via Zoom Platform**

**Board Members Present:** Amy Glasmeier, Chair  
Tom Callahan, Vice Chair  
Paul Grady, Clerk  
Clark Brewer, Member  
Erik Potter, Member  
Paul Colleary, Associate Member

**Town Staff Present:** Lauren Lind, Planning Director  
Jennifer Oram, Assistant Director, Planning, Permits & Insp  
Angela Geso, Administrative Assistant, Recording Secretary  
Karis North, Special Counsel

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**Chair Amy Glasmeier called the Planning Board meeting to order at 6:30 pm.**

**Roll Call Attendance: Amy Glasmeier – Aye; Erik Potter – Aye; Tom Callahan – Aye.  
Paul Colleary – Aye; Paul Grady – Aye; and Clark Brewer – Aye**

**6:30 PM PUBLIC HEARING –Pursuant to MGL, Chapter 40A, and §300-12.4, §300-12.6 and §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. (Cont. from January 13th, 2021)**

**In attendance for this Public Hearing:**

- Adam Brodsky, Applicants’ Legal Counsel
- John Cavanaro, Cavanaro Consulting
- George Mc Goldrick, Owner
- Ted Lubitz, Owner

**Materials used for this agenda item (on file in the Planning Board Office):**

- Public Hearing Notice
- Plans for 87 and 124 Elm Street, October 2019
- Large Home Review Application and plan sets submitted in June 2020

**Procedure for Review of Draft Document**

Chair Glasmeier will read each section of the Draft Document. If you agree with what is said, say “I concur” but do not repeat what was said. If you desire to comment, use hand wave to be recognized by the Chair before speaking. You will be given a minute to speak live; if you continue to speak you will have another minute but muted. Chair Glasmeier will sign the document as representative of the board.

**ITEM E: INCLUSIONARY ZONING**

Member Brewer feels that if the applicants do not have an Affordable Housing plan in place that no building permits should be issued. Town Counsel North drafted verbiage to ensure affordable housing would be addressed. Eve Tapper asked why the applicants have to notify the board if they are considering an off-site option. Attorney North wants to board to be aware of how the applicants are proceeding and if things change the board needs a process to understand what is taking place. Chair Glasmeier said changes regarding Inclusionary Zoning are addressed in another section of this document. Member Grady wants the focus to be on the entire project and not just the west building and wants to know where the affordable housing is going before making any decisions. Ms. Tapper suggested some sort of dollar or percentage value regarding this decision. Chair Glasmeier suggested rewriting this item but Vice Chair Callahan said his research into this indicated it was supposed to ease cost. Chair Glasmeier felt it would not be appropriate to tie the applicant into doing a design that ultimately may not be used.

**ITEM 4: SITE INSPECTIONS**

Jennifer Oram stated that any reviews or applications regarding the site should go through the Building Department. Member Grady asked if the Planning Board could just go through the site but Attorney North suggested starting with Building, let them make the call and add “and other personnel expressly authorized by the Building Department”.

**ITEM 5: CONTROLLED CONSTRUCTION**

The project must conform to requirements of controlled construction and be in conformance with site plans and provide an as-built footprint.

At this point, Town Planner Lind suggested to take a vote to close the public hearing and enter into deliberations. Chair Glasmeier asked if the revisions could be prepared by next meeting and Ms. Lind said that would be possible. Planning staff would be allowed to make changes and distribute to the board by 2/1/21 with comments by 2/2/21 and be ready for final draft conditions at the 2/3/21 meeting.

**MOTION:** By Vice Chair Callahan to close the public hearing and enter into deliberations for the HVBOD Special Permit and Site Plan Review Application.

**SECOND:** Member Grady

**ROLL CALL VOTE:** Brewer –Aye; Callahan – Aye; Glasmeier – Aye; Grady – Aye; Potter – Aye;

**APPROVED:** 5-0 Unanimous

Chair Glasmeier asked that because of minor changes in conditions does the board want to vote on them subject to Attorney North making changes to the four (4) sections outlined in ITEM 12. Member Brewer said he is in favor of closing the public hearing but wants to ensure that the changes will get made.

### **PLANNING BOARD CLOSES PUBLIC HEARING AND ENTERS INTO DELIBERATIONS**

Member Brewer loves this project overall but has a problem with the “vibrant mix” of retail and residential. He feels that parking will be an issue for commercial tenants and the public.

Chair Glasmeier expressed concern over having a system in place for removal of cars from the garage in case of flooding. She is also concerned with physiological possibilities including climate change. She would like to see more specifics on the sea wall and is also concerned with security purposes.

Vice Chair Callahan feels the board cannot take responsibility over things not in our purview. He feels the building height has not been sufficiently addressed and the pandemic may have kept the public from being more involved.

Member Grady feels there should have been more public involvement with this project and there was not a lot of town participation. He felt the project should have been more publicized and things should have been more upfront.

Mr. McGoldrick said his group has been looking for a location to do a mixed-use project and that the residents have been looking for places to gather, socialize and take advantage of the waterfront. There will be a huge park, open space, a harbor walk and more possibilities. He also feels the public has been involved with the project and are looking forward to a revitalization of the harbor district.

There were no further comments from the board or the applicants.

**MOTION:** By Vice Chair Callahan to approve the Special Permit and Site Plan Review for 87 and 124 Elm Street based on the most recent plans with the following conditions: that Attorney North will make the four (4) edits requested by the Planning Board; that any disputes with the edits will be taken up on 2/2/21; and that the chair be authorized to sign for all board members.

**SECOND:** Member Brewer

**ROLL CALL VOTE:** (*The motion requires a super majority to pass*) Brewer – Aye; Callahan – Aye; Glasmeier – Aye; Grady – Aye; Potter – Aye;

**APPROVED:** 5-0 Unanimous

With no further business to discuss, a request for motion to adjourn was made.

**MOTION:** By Member Potter to adjourn the Planning Board meeting of 1/27/21.

**SECOND:** Member Brewer

**ROLL CALL VOTE:** Brewer –Aye; Callahan – Aye; Glasmeier – Aye; Grady – Aye; Potter – Aye;

**APPROVED:** 5-0 Unanimous

**Meeting adjourned at 10 PM.**