

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, February 10, 2021
TIME: 6:30 PM

Meeting Held Via Zoom Platform

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

Town Staff Present: Lauren Lind, Planning Director
Jennifer Oram, Assistant Director, Planning, Permits & Insp. &
Recording Secretary

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

She then asked for a Roll Call Vote of Members Present: Clark Brewer – Aye, Tom Callahan – Aye, Erik Potter – Aye, Chairman Amy Glasmeier – Aye and Paul Grady – Aye.

Chair Glasmeier asked if there was anyone in the audience that wished to speak about anything that was not on the Planning Board agenda this evening. There were no comments.

Associate Member Paul Colleary joined the meeting at 6:35PM

Chair Glasmeier asked Planning Director, Lauren Lind, to review how the public could ask questions of the Planning Board during the meeting. Ms. Lind explained the process of using the Q & A feature on the Zoom Platform and asked those who submit questions to please include their name and address.

Chair Glasmeier stated that the Agenda had been amended to note that the ANR Applications will be continued to another meeting at a date and time certain.

The Chair then asked to amend the agenda to move the HVBOD Hearing item up on the agenda so it could be discussed prior to the Windy Hill hearings.

MOTION: Member Brewer moved that the HVBOD SP Agenda Item and ANR items up on the Agenda
SECOND: Vice Chairman Callahan
VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Erik Potter – Aye, Paul Colleary – Aye, Paul Grady, and Chair Amy Glasmeier –Aye (6-0). MOTION CARRIES

Discussion - HVBOD SP SPA 124/87 Elm Street final draft decision language confirmation & vote to proceed with Chair signature on behalf of the Planning Board

Chair Glasmeier asked the members if they had any comments or wished to have a conversation regarding the draft decision. They had none.

MOTION: Member Potter moved to approve the draft language of the decision for the HVBOD SP for 124/87 Elm Street
SECOND: Member Grady
VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Erik Potter – Aye, Paul Grady, and Chair Amy Glasmeier –Aye (5-0). **MOTION CARRIES**

Chair Glasmeier asked for a motion to allow the Chair to sign the decision.

MOTION: Member Brewer moved to allow the Chair to sign the decision
SECOND: Vice Chairman Callahan
VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Erik Potter – Aye, Paul Grady, and Chair Amy Glasmeier –Aye (5-0). **MOTION CARRIES**

Applications for Approval Not Required under Subdivision Control Law (ANR):

- ANR #1018: 34 Crocker Lane
- ANR #1019: 75 Border Street
- ANR #1020: 90 Whitehead Road

MOTION: Member Brewer moved to continue the ANRs to February 24, 2021 at 6:30PM
SECOND: Vice Chairman Callahan
VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Erik Potter – Aye, Paul Grady, Paul Colleary - Aye and Chair Amy Glasmeier –Aye (6-0). **MOTION CARRIES**

Administrative:

Approval of Minutes:

MOTION: Member Grady moved to approve the minutes of January 13, 2021
SECOND: Vice Chairman Callahan
VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Erik Potter – Aye, Paul Grady, Paul Colleary - Aye and Chair Amy Glasmeier –Aye (6-0). **MOTION CARRIES**

PUBLIC HEARING - Pursuant to §300-5.4 of the Cohasset Zoning Bylaw for an application for a Large House Plan Review, filed by Eames Capital Partners, LLC. The subject property is 4 Windy Hill Road

In attendance to represent this application:

- Andrew Groman and Shawn Richards, Applicants
- Jeff Hassett of Morse Engineering
- Can Tiryaki, Architect of Tiryaki Architectural Designs

Document Used for this Hearing:

- Public Hearing Notice
- Large Home Review Application with Supporting Documents (on file at the Town Clerk’s Office & the Planning Board Office)

Planning Board Clerk, Paul Grady, read the Public Hearing notice aloud.

Applicant, Andrew Groman, addressed the Board and reviewed his team. He then asked Architect, Can Tiryaki, to address the Board and review the plans for 4 Windy Hill (Lot 31).

Mr. Tiryaki shared his screen and gave a brief overview of the site. He showed the area from a sky-high view, referred to the newest home in the area at 14 Windy Hill, and showed the two vacant lots. He used this same sky-high view as the comparative study for home sizes in the neighborhood. He then reviewed the architectural drawings. The proposed structure is 4,970 square feet, comprising of two floors over a basement and an attic

that will half finished. There is a front porch facing the street. The house has gone through a Stormwater review before the Conservation Commission; the lot will have a Stormwater filtration system. Mr. Tiryaki then reviewed his plans which show each façade of the proposed structure. The main portion of the house that faces the street is colonial in style. Mr. Tiryaki added that as part of the application, they have provided lighting cut sheets, the plans he just reviewed with elevations, and an updated planting plan. He then reviewed the planting plan.

The Chair then opened to questions from the Board members.

Vice Chair Callahan asked what the on the ground footprint of the proposed house was. Jeff Hassett of Morse Engineering stated it was 3,156 including the porch and the garage. Member Brewer asked what the lot and building coverage were as they were not listed on the Morse plan and what the setbacks are. Mr. Hassett stated that the project conformed to all zoning requirements. Mr. Brewer noted that they are right at the allowed setbacks on the properties and that many properties in the area are more set back. Mr. Hassett addressed the question regarding the coverage. He stated that the allowed building coverage is 20% and they are at 16% and the total allowed coverage is 30% and they below that. There was then a discussion regarding Conservation approval as it was for another project. It was explained that the Conservation Agent can give an Administrative approval on an existing approval and did so with this project. Chair Glasmeier stated that Mr. Tiryaki has gone over the comparative study quickly and asked that he review the comparable homes again for the Board. He did so and used multi-unit structures as part of the comparisons. Members of the Board did not think that multi-units were comparable. Mr. Callahan asked what the height of the house was; Mr. Tiryaki stated from average grade to the mid-point of the tallest roof it was 28.5’.

There was then a discussion regarding the tree removal that has already occurred. Mr. Groman explained that some tree removal occurred when the previous owner had the property. Any recent tree removal was done so with the Conservation Agent’s approval.

After some discussion, it was agreed upon by the Board that they would continue. Member Grady would like the Conservation Commission to review the most recent plan. They were also asked to bring a current Stormwater plan that applied to this property and to address any zoning issues with the retaining wall.

MOTION: Member Brewer to continue the hearing to February 24, 2021 at 7:45PM and the applicants file with the request of augmented filing information as indicated by the Planning Director

SECOND: Member Grady

VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Paul Grady – Aye, Erik Potter – Aye and Chair Amy Glasmeier –Aye (5-0). **MOTION CARRIES**

PUBLIC HEARING - Pursuant to §300-5.4 of the Cohasset Zoning Bylaw for an application for a Large House Plan Review, filed by Eames Capital Partners, LLC. The subject property is Windy Hill Road Lot 32, advertised as 630 Jerusalem Road – please note new Windy Hill Road assignment pending.

In attendance to represent this application:

- Andrew Groman and Shawn Richards, Applicants
- Jeff Hassett of Morse Engineering
- Can Tiryaki, Architect of Tiryaki Architectural Designs

Document Used for this Hearing:

- Public Hearing Notice
- Large Home Review Application with Supporting Documents (on file at the Town Clerk’s Office & the Planning Board Office)

Planning Board Clerk, Paul Grady, read the public hearing notice aloud. The proposed structure’s RGFA is 4,986 sf.

Can Tiryaki of Tiryaki Architectural Designs, reviewed his plan set for the Board. There is a shared driveway that would be used to access this proposed house. He showed the topography on the lot and stated that there could be a walk out basement. He also reviewed the planning plan and stated that he not certain what tree work has been done to date and asked Jeff Hassett if he could comment. Mr. Hassett of Morse Engineering stated that this application is still before the Conservation Commission.

Questions were then opened to the Board. Member Brewer asked the applicant to review the height and coverage of the proposed structure. He asked the applicants to consider how the house will loom over the house below by approximately 18'. He suggests they look at a shadow study. Mr. Hassett then pulled up the planting plan to show that there will be a combination of tree types, with very tall trees and deciduous trees. Chair Glasmeier asked if that made sense. Member Brewer stated a combination of tree types made more sense; he asked Mr. Tiryaki to combine the plans next time so the Board can see the structures with the plantings. Proposed lighting and the elevation of the structure were discussed. There was also a discussion regarding the pool and what elevation for that would be.

The Board then opened the discussion to the public via the Q & A. Planning Director Lind read Amy Berigan of 662 Jerusalem Road (and a member of the Cohasset Conservation Commission) asked how blasting would be done and how much ledge would be removed from the site. Mr. Hassett stated it would be 214 cubic yards worth, which is the equivalent of 13 truckloads if it were going to be removed. Ms. Lind also read Ms. Berigan's letter into the record.

After discussion regarding next steps, the Board agreed to continue this hearing as well.

MOTION: Member Brewer moved to continue the hearing to February 24, 2021 at 8:00PM and the applicants file with the request of augmented filing information as indicated by the Planning Director

SECOND: Member Grady

VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Paul Grady – Aye, Erik Potter – Aye and Chair Amy Glasmeier –Aye (5-0). MOTION CARRIES

Planning Board Liaison Updates

Elm Street Corridor – They have reviewed some plans and are looking to do some public outreach. This is a slow-moving project.

Open Space and Recreation – They are focusing on Earth Day on April 24th

ZBWG – They updated the Planning Board last week – the subcommittees are doing a lot of good work

Affordable Housing Trust – reviewing the submission from Habitat to the RFP

Economic Development Committee – launching a proposal to local retailers to load up cards with money

Large House Review Discussion – NEXT STEPS

Chair Glasmeier stated that there has been a lot of back and forth regarding the LHR and asked if they should get something on the warrant to update it. She asked if the Board would consider working with the John Hallin, the Building Inspector, to come up with a strategy that works to achieve the Board's objective. She polled the Board and the members agreed this was a good idea.

There was a lengthy discussion of what the members wanted out of the LHR and they did not want out of the LHR. It was suggested that the members make a list of what their objectives are for planning in Cohasset and the LHR. Then they have one meeting to focus on this with John Hallin.

Adjournment:

MOTION:

Member Brewer moved to adjourn the meeting at 9:16PM

SECOND:

Vice Chairman Callahan

VOTE:

Roll Call Vote: Clark Brewer - Aye, Paul Colleary – Aye, Tom Callahan – Aye, Paul Grady – Aye, Erik Potter – Aye, Paul Colleary - Aye and Amy Glasmeier – Aye (6-0). MOTION CARRIES

Meeting adjourned at 9:16PM

**Respectfully submitted,
Jennifer Brennan Oram
Assistant Director PP&I/
Recording Secretary**

APPROVED