



**APPROVED MINUTES**  
**COHASSET PLANNING BOARD**  
**DATE: 2/15/23 TIME: 7:30 PM**  
**PRESENTED ON A ZOOM PLATFORM**

**IN ATTENDANCE:**

|                                |                                    |
|--------------------------------|------------------------------------|
| Thomas Callahan (TC), Chair    | Chris Plecs (CP), Member           |
| Amy Glasmeier (AG), Vice Chair | Kevin Heine (KH), Associate Member |
| Clark Brewer (CB), Member      | Angela Geso, Recording Secretary   |
| Deirdre Hobson (DH), Member    |                                    |

**Call to Order 7:30 pm:** Close Executive Session and Re-Open Planning Board Meeting

**7:30 PM:** Pursuant to MGL Ch40A & 300-12.4, 12.6 and 12.18 of the Cohasset Zoning Bylaws for an application for Village Business District Special Permit & Site Plan Review filed by Cassie Malatesta & South Main Cohasset Venture, LLC. Subject property is **55 South Main Street. (Con't from 1/25/23)**

**In attendance:** Attorney John Danehy (JD); Cassie Malatesta (CM), Nick Hodge (NH), Ted Toulukian (TT)

**Documents presented:** Site Plans

The discussion revolved around Affordable Housing. JD said he supported Affordable Housing on site, which was not what was said at the last meeting. TC said unless the housing issue can be resolved there will be no 55 South Main Street project. CB asked if the affordable housing has to be off-site or on-site and TC said he thought it was resolved at the meeting on 1/25/23 to be off-site. CP said he is open to the possibility of off-site housing but if the applicant has a better solution, it should be taken into consideration. AG said there will be no perpetuity until the board knows what they can do. JD said affordable housing has to happen with bylaws and meet requirements for Safe Haven. TC said the Harbor project gave a total of three (3) affordable units and we should have the same consideration. NH said the subsurface conditions varied. There was shallow bedrock, and the footings were spread down 4-ft. The site is in regulatory compliance. In March 2021 all existing tanks on the site that did not leak were removed. The hearing is continued to investigate housing options.

**MOTION:** Made by Member Clark Brewer to continue the hearing to 3/22/23.

**SECOND:** Vice Chair Glasmeier

**ROLL CALL VOTE:** TC - Aye; A. Glasmeier - Aye; C. Brewer - Aye; D. Hobson - Aye; C. Plecs - Aye; K. Heine - Aye

**MOTION PASSES:** 6-0-0 Unanimous

**PUBLIC HEARING CONTINUED TO 3/22/23**

**MOTION TO ADJOURN:** Member Brewer

**SECOND:** Vice Chair Glasmeier

**ROLL CALL VOTE:** TC - Aye; A. Glasmeier - Aye; C. Brewer - Aye; D. Hobson - Aye; C. Plecs - Aye; K. Heine - Aye

**MOTION PASSES:** 6-0-0 Unanimous