

APPROVED MINUTES

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, February 24, 2021
TIME: 6:30 PM

Meeting Held Via Zoom Platform

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

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

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

Roll Call Attendance: AG-Aye; TC – Aye; PG-Aye; PC- Aye; CB-Aye; EP-Aye

Chair Glasmeier called for a motion to approve ten (10) Articles from the Planning Board for the Annual Town Meeting.

MOTION: Made by Member Grady to approve ten (10) proposed articles for the Annual Town Meeting scheduled for May 24, 2021.

SECOND: Member Brewer

ROLL CALL VOTE: AG-Aye; TC – Aye; PG-Aye; CB-Aye; EP-Aye

MOTION PASSES: 5-0 Unanimous

Chair Glasmeier called for a motion to present the approved articles to the Select Board for inclusion in the warrant for Town Meeting.

MOTION: Made by Member Grady to approve ten (10) proposed articles for the Annual Town Meeting scheduled for May 24, 2021.

SECOND: Vice Chair Callahan

ROLL CALL VOTE: AG-Aye; TC – Aye; PG-Aye; CB-Aye; EP-Aye

MOTION PASSES: 5-0 Unanimous

6:30 P.M. *(ANR requests taken out of agenda order per AG)*

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

- 1) ANR #1019: 75 Border Street
- 2) ANR #1020: 90 Whitehead Road
- 3) ANR #1019: 34 Crocker Lane

75 Border Street: This involves corrections to a site plan previously endorsed in 2014. Since 2014 an abutting lot has been surveyed. The owner would like this lot endorsed as Lot 1. There is no frontage change and both are conforming lots.

MOTION: Made by Vice Chair Callahan to endorse the ANR for 75 Border Street as presented on revised plans.
SECOND: Member Grady
ROLL CALL VOTE: AG-Aye; TC – Aye; PG-Aye; CB-Aye; EP-Aye
MOTION PASSES: 5-0 Unanimous

90 Whitehead Road: A registered piece of land fronts along Whitehead Road. The owner wants to subdivide the existing parcel and retain the beach area and coastal dune as he has restored the area and want to preserve it as is. CB asked for clarification of traverse lines as required by MA Land Court to tie the subdivided areas into parcel frontage that was in existence prior to zoning. TC requested a deed restriction for the new lot to avoid it being declared buildable in the future.

MOTION: Made by Member Brewer to endorse the ANR for 60 Whitehead Road as presented.
SECOND: Member Grady
ROLL CALL VOTE: AG-Aye; TC – Aye; PG-Aye; CB-Aye; EP-Aye
MOTION PASSES: 5-0 Unanimous

34 Crocker Lane: John Cavanaro/Cavanaro Consulting in attendance for agenda item (JC). Crocker Lane is a private way and was registered land at one point but not now. There are two existing lots in discussion: the Cohasset Heights Land Fill and the Cohasset Sports Complex. The ANR was endorsed in 2002. The land fill will stay on its own lot, but the owner wants to subdivide a 13-acre parcel to include the sports complex on 8.5 acres and create a third lot of 5.7 acres. CB asked about realigning the geometry of the landfill to align with an existing easement then use the two sides to create frontage. It would take some space out of the lots and provide frontage for all 3 parcels. to know which lots are non-buildable. JC said the two created lots are considered buildable but at this time there is nothing planned for development. This ANR will be further discussed at a date to be determined.

7:00 PM PUBLIC HEARING - Pursuant to MGL, Chapter 40A, & §300-12.4, §300-12.6 and §300-18 of the Cohasset Zoning Bylaws for a combined Village Business District Special Permit & Site Plan Review application, filed by Marvell Properties, LLC. The subject property is 1 Pleasant Street
In attendance for agenda item: Attorney Jeff Delisi; Applicant Paul Sheerin; Greg Morse/Morse Engineering; Jeffrey Dirk/Traffic Consultant; Jamie Kelleher/Axiom; Jeff Santacruz, Daron Kurkjian, Jim Riordan/Weston & Sampson

(PG is recused from the hearing. PC will be elevated to voting member)

Chair Glasmeier introduced this hearing as the start of a process to construct a mixed-use property in the Village District at 1 Pleasant Street. This evening is the opening presentation. Planning Director, Lauren Lind asked that individual input be limited to a 3-minute maximum, and everything will be on the record.

Attorney Delisi said the applicant is proposing a 3-story mixed-use building on an 8,043-sq. ft. footprint that will be reorientated on the site to be closer to Pleasant Street. The existing building will be razed and rebuilt. The first floor will be commercial, the second and third floors will be residential with eight 2-bedroom units and six 1-bedroom units. Four units (25% of total) are proposed to be deed restricted as affordable. There will be a new entrance on Pleasant Street for parking.

THE PROJECT TEAM:

Greg Morse/Morse Engineering (GM): The site is 38,249 sq. ft. bordered by the railway, a vacant lot and Smith Place with an intermittent stream running under the site and discharging at the James Brook culvert. The site is hard for emergency vehicles to access so the building will be rotated away from the rail line and closer to Pleasant Street. There will be a new entrance from Pleasant Street to the parking area. Two catch basins will go to a separator and into James Brook. Runoff from the roof will go to a leaching chamber and the overflow will also go into James Brook. There will be no increase in discharge than currently leaves the site.

Jeffrey Dirk/Transportation Consultant, Vanasse Associates (JD): He feels the increase in traffic will be minimal with 20 to 30 trips during morning and evening peak hours which is about a 10% increase over existing conditions. Vegetation and overgrowth into the sidewalk area will be trimmed and cleared for site lines. CB is concerned with queuing near the train tracks and asked if the exit could be moved away from the train gates. TC asked if Smith Place will be closed off and JD said access off Smith Place will be gated for emergency access only.

Jamie Kelliher/Architect, Axiom (JK): The plan includes a covered walkway to the rear of the building and usable space for outdoor dining and other amenities such as dormers for visual appeal. The top elevation height is 30'10" from average grade to midplane of the highest roof. Entrance for the apartments will be closest to the parking area. The applicant will work with the Fire Department to meet their requirements for access to the site.

AG asked about traffic backing up when the train is coming through. JD said it would be a momentary delay. Queuing will happen but the site can store traffic. The site does not generate the amount of traffic that a Dunkin' Donuts or other continual use locations would generate.

Jim Riordan, Jeff Santacruz and Daron Kurkjian/Peer Review, Weston & Sampson (JR), (JS), (DK): The draft review will update procedures in process now and include other areas for review, including landscaping. The initial peer review noted the Harbor Village District and expanded discussion of Special Permit Bylaw Compliance, Site Plan Layout, Traffic and Circulation.

Jeff Santacruze/Traffic and Circulation: He has concerns with Fire Department access that will be addressed. He wants additional parallel parking information and says the slope of the parking area is close to 4% where 2% is required.

BOARD MEMBER COMMENTS

TC is pleased with inclusionary zoning as part of this project. There is a "finger" of land going towards Smith Place that could be designated as green space. He wants to further discuss the proposed gate on Pleasant Street. While village guidelines encourage proximity to sidewalks TC would like to see plantings and other aesthetics to add visual appeal. He also wants the height concerns to be addressed.

EP is concerned with the overall height for facing Pleasant Street and would like to see a comparative study with other buildings in the area. He would like to see additional parking and safety precautions associated with the street. AG wants an extension of the traffic study addressing major uses such as parents getting their children to school easily, HVAC concerns with noise and the possibility of solar energy regeneration with the unscreened and uncovered parking area.

PUBLIC COMMENTS:

Chris Plex asked if the plan is to close access to Smith Place. Ann Brophy wonders if the commercial units will be filled as there are other empty businesses in the area.

CLOSING REMARKS:

Attorney Delisi said there will be further studies on the height, access to Smith Place, additional parking, and traffic issues to be mitigated. There are concerns with landscaping and buffering that landscape designer Amy Martin, who is also a tenant, has been commissioned to investigate. Noise issues and solar concerns will also be addressed. The Project Team will have information available at the next meeting.

MOTION: Made by Member Brewer to continue the public hearing for 1 Pleasant St. to March 24, 2021 at 7:30 pm.
SECOND: Vice Chair Callahan
ROLL CALL VOTE: AG-Aye; TC – Aye; PG-Aye; CB-Aye; EP-Aye
MOTION PASSES: 5-0 Unanimous

7:45 PM PUBLIC HEARING - Pursuant to §300-5.4 of the Cohasset Zoning Bylaws for an application for a Large House Plan Review, filed by Eames Capital Partners, LLC. The subject property is 4 Windy Hill Road. (Con't from 2/10/21)
In attendance for agenda item: Jeff Hassett/Morse Engineering (JH); Can Tiryaki/Architect (CT); Sean Richard (SR) and Andrew Groman (AGR)/Applicants

JH addressed revisions requested at the last meeting. He has added the building coverage and lot coverage to the site plans and has reduced the yard wall from 3.5-ft. down to 3-ft. CT said the average grade of the building is 20.4, the building height to midpoint of highest roof is 32'4.5 (max is 35'), ridge height is 30'10.5" (max is 40'). CB is concerned with the rear elevation as an abutting house will be looming over 4 Windy Hill and a shed dormer and 2 front dormers add height. Members of the board feel there are problems with the bylaws as they exist because there are new issues that are not addressed by them. As an example, EP cited a bylaw that says any amount of ledge can be removed for a project. There is an assumption that lots that were laid out and assessed as buildable by 1980 standards have been updated to accommodate today's standards but it's not always the case. CB says there are projects that meet the bylaw requirements and standards that we can't deny but can only condition or approve as is and that too much conditioning is not a solution. CT said the front dormers can be modified and the rear elevation can reduce the shed dormer and other issues can be made to work within reason. Virginia Jensen (542 Jerusalem Rd) asked if the lot can be divided, how much drilling of ledge will take place and how traffic can be mitigated. Patricia Moran (646 Jerusalem Rd) has concerns with ledge removal, groundwater, and danger to the school bus stop during construction. Other abutters expressed concern with the effect of blasting on their homes. Larger lots allow for larger homes that can meet the coverage requirements.

TC made a motion to approve the application with conditions but did not get a second so discussion continued. TC suggested conditions that limit house sizes, removal of exposed ledge, no removal of more than four (4) trees in areas out of the footprint of the house and to place a 4,000 sq. ft. limit on the Residential Gross Floor Area (RGFA) which would affect this application.

MOTION: Made by Vice Chair Callahan to approve the application for 4 Windy Hill Road with the following conditions: limit the RGFA to 4,000 sq. ft.; limit the removal of exposed ledge; allow no more than four (4) trees be removed from the site in areas outside of the footprint of the house.

SECOND: Member Brewer

ROLL CALL VOTE: AG-Aye; TC – Aye; CB-Aye; EP-Nay, PG - Abstain

MOTION PASSES: 3-1-1

Following the vote, applicant Shawn Richards said he could not meet the 4,000 sq. ft. modification as it is not what the owner agreed to and if the ledge restriction applies to cliff edge or visible edge and that there is no exposed ledge facing Jerusalem Road or Windy Hill Road. AG said the board moved on the motion, a decision has been made and the conditions have to be honored.

8:00 PM PUBLIC HEARING - Pursuant to §300-5.4 of the Cohasset Zoning Bylaws for an application for a Large House Plan Review, filed by Eames Capital Partners, LLC. The subject property is Lot 32, Windy Hill Road, advertised as 630 Jerusalem Road – please not. (Con't from 2/10/21)

In attendance for agenda item: Jeff Hassett/Morse Engineering (JH); Can Tiryaki/Architect (CT); Sean Richard (SR) and Andrew Groman (AGR)/Applicants

JH updated the application as requested. He added coverage calculations to the table, showed a portion of the full basement converted to a crawl space to cut down on both living area and ledge removal. There will be tree removal in the woods and no trees greater than 12-inch diameter will be removed. The house is now under height limitations, the chimney has been modified and the lights facing Straits Pond have been changed to provide more downlight than sconce lighting. Abutters Amy Bernecker and Kathy Berigan said clearcutting has been done on the sight, but JH said no clearcutting has been done, the previous owners did some removal, but it was approved by the Conservation Commission, two cedar trees were removed, but 18 new cedars were planted, and the proposed pool is 160-ft. away from the closest abutter and a building on the site will block the abutters's view of the pool. CT asked if the applicant does the modifications will there be more conditions and approvals. CB said if we have modifications we would not add more conditions. AGR questioned the 4,000 sq. ft. limit but TC said it is based on the scale of the neighborhood and abutters' input and the board is trying to be accommodating to large home construction while keeping the scale of the neighborhood. Abutters from Clifftop Condos are opposed to the project because the site is on a designated scenic road and they claim the house is aesthetically inappropriate, trees were cut without proper approvals, wildlife in the area will lose their natural habitats and the lighting will have an adverse effect on the area.

MOTION: Made by Vice Chair Callahan to approve the application for Lot 32 Windy Hill Road (a/k/a 630 Jerusalem Road) with the following conditions: limit the RGFA to 4,000 sq. ft.; limit the removal of exposed ledge; allow no more than 4 trees be removed from the site in areas outside of the footprint of the house.

SECOND: Member Brewer

ROLL CALL VOTE: AG-Aye; TC – Aye; CB-Aye; EP-Nay, PG - Abstain

MOTION PASSES: 3-1-1

OTHER BUSINESS: AG said the reorganization of the board and updates on committee appointments will be moved to the next meeting. JO has 3 sets of minutes for approval: 12/1/20, 12/16/20 and 2/3/21.

MOTION: Made by Vice Chair Callahan to approve the minutes for 12/1/20, 12/16/20 and 2/3/21.

SECOND: Member Grady

ROLL CALL VOTE: AG-Aye; TC – Aye; PG-Aye; CB-Aye; EP-Aye

MOTION PASSES: 5-0 Unanimous

MOTION: Made by Member Brewer to adjourn the meeting

SECOND: Member Grady

ROLL CALL VOTE: AG-Aye; TC – Aye; PG-Aye; CB-Aye; EP-Aye

MOTION PASSES: 5-0 Unanimous

Meeting adjourned at 10:55 PM.

APPROVED