

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, March 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 6:30PM.

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

Informal Discussion with MPIC Zoning Bylaw Working Group – Overview of intent for proposed Annual Town Meeting Articles: P7- Use Variance, P8- Land Alteration, P9 – Sunset of Senior Multifamily Residential Overlay District

Chair of the Master Plan Implementation Committee, Katie Dugan, called the Zoning Bylaw Working Group (ZBWG) to order.

Roll Call Vote: Woody Chittick – Aye, Cassie Malatesta – Aye, Peter Pescatore – Aye, Tom Callahan – Aye, Paul Colleary – Aye and Katie Dugan - Aye

Ms. Dugan is before the Planning Board this evening to review the three Zoning Bylaw Amendments they are proposing to bring to the 2021 Annual Town Meeting. They are here this evening to give the Planning Board a preview of what they plan to bring forward to ATM, however, it would be the Planning Board that will be holding the public hearings for these articles.

The ZBWG is proposing to amend the bylaws by removing language that was added on the floor of Town Meeting several years ago. The on the floor amendment makes it so the Zoning Board is unable to grant Use Variances. Woody Chittick, Chairman of the Cohasset Zoning Board, stated that 99% of the Towns in the state allow for their Zoning Boards to issue Use Variances. The ZBWG will come back with additional information for the Board on this.

The ZBWG is also proposing the sunset §300-16, the SMROD bylaw. This Bylaw has sunset language within it, but there is a legal inconsistency in that language, so the sunset has not occurred. In addition, the Bylaw has never been utilized in Town. Planning Board Member, Clark Brewer, agreed that it was good idea to sunset this unused bylaw.

The third amendment is to §300-11. Ms. Dugan stated that this amendment will take the most time at Town Meeting. Other versions have gone to Town meeting and have not passed. This version removes most of the ledge removal, and instead replaces it with a focus on earth removal and clearing activities on raw, undeveloped

land. The existing language focused on quarrying acts. Lawful removal of ledge is still allowed in the proposed version. Member Brewer suggested that language be put in to incentivize developers to keep ledge on the property. Ms. Dugan said they will look at that when they address ledge removal, for now, they are focusing on clearing activities.

The Planning Board thanked the ZBWG for their time and their presentation. Ms. Dugan stated they will be back to request formal votes and recommendations.

The ZBWG adjourned via Roll Call Vote.

PUBLIC HEARING - Pursuant to §300-5.4 of the Cohasset Zoning Bylaws for an application for a Large House Plan Review, filed by Hoadley Martinez Architects. The subject property is 138 Linden Drive.

In attendance for this LHR

- Susan Hoadley, Hoadley Martinez Architects
- Landowners, Jaime and Eric Cunnane

Document Used for this Hearing on file in the Planning Board Office and the Town Clerk's Office:

- Public Hearing Notice
- Large House Review Application enclosed with full packet dated February 10, 2021
- LHR Narrative prepared by Hoadley Martinez Architects (also in packet dated February 10, 2021)
- Architectural Plans prepared by Hoadley Martinez Architects (also in packet dated February 10, 2021)
- Neighborhood Comparison (also in packet dated February 10, 2021)
- Letter of support from Lauren Chisholm of 64 Linden Drive
- Letter of support from Megan and Christopher Driscoll of 141 Linden Drive
- Letter of support from Sorelle and Jason Crasnick of 30 Rustic Drive

Clerk, Paul Grady, read the public hearing notice aloud. Vice Chairman, Tom Callahan, recused himself from this public hearing.

Architect, Susan Hoadley, addressed the Board. Her clients are expanding their home which will bring it to a similar scale of the Linden Drive neighborhood. She stated the neighbors are enthusiastically supportive of this project.

Plans were shared to the screen. Ms. Hoadley reviewed them for the Board. This is an addition to an existing structure. They are adding a second story onto the already existing footprint. The only expansion on the first floor is for a breakfast nook that adds an additional 379 square feet. Where they are not disturbing more than 500 square feet, they do not need relief from the Conservation Commission. The total proposed RGFA of the existing structure is 4,225 which triggers the Large House Review. The property is already landscaped, so they did not submit a landscape plan. They are using all dark sky lighting; lighting is very important to the landowners. The tallest portion of the house, using the Town's height measurement, will be 25.7' at the midpoint.

Planning Board Member Comments – Member Brewer stated he thought this was an excellent LHR. He stated they do not show the dark sky on the plan and asked if they would have any spotlights. They will not. Member Paul Grady said it was a pretty cut and dry.

There were three letters of support submitted by the neighbors that are part of the record. There was no other public comment.

MOTION: **Member Brewer to recommend the Large House Review Application without conditions.**

SECOND: **Member Grady**

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

PUBLIC HEARING – Pursuant to MGL Ch40A & §300-12 of the Cohasset Zoning Bylaws for an application for Site Plan Review, filed by John Schiavo. The subject property is 147 South Main Street.

The applicants have requested this hearing be continued.

Planning Board Clerk, Paul Grady, read the public hearing notice aloud.

MOTION: Member Brewer moved to continue this hearing to April 14, 2021 at 6:30PM
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

Informal Discussion – Large House Review Bylaw discussion – Review Town Counsel feedback on proposed LHR bylaw amendment

There was a brief discussion on the Large Home Review. Vice Chair Callahan sent a version to Attorney Paul DeRensis. Attorney DeRensis recommends for more teeth; it needs to be a Special Permit or deal with the concerns in the Table of Area Regulations.

Administrative:

Planning Board Liaison Updates

Elm Street Corridor – Member Brewer missed the last meeting. Planning Director Lind updated everyone stating that they have partnered with Weston & Sampson to handle public engagement. They look to hold the first public forum in April.

Open Space and Recreation – Member Callahan said the Open Space Committee could not get a quorum. They were working on the redevelopment of Wadleigh Park, but it seems many committees do not want to touch it.

ZBWG – Paul Colleary attends these meetings. They are busy. He is working on Harbor Districts with other members.

Community Preservation Committee – Vice Chair Callahan updated the Board on CPC applications and votes. They voted to give the Affordable Housing Trust \$500,000.

Planning Director Lind advised the Board that public hearings for all Zoning articles for the Annual Town Meeting will be held on March 24, 2021 with a spill over date of March 31, 2021.

Adjournment:

MOTION: Member Grady moved to adjourn the meeting at 8:06PM
SECOND: Member Brewer
VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Paul Colleary – Aye, Erik Potter – Aye, Paul Grady – Aye, Paul Colleary - Aye and Amy Glasmeier – Aye (6-0). MOTION CARRIES

Meeting adjourned at 8:06PM

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

APPROVED