

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, April 14, 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
Attorney Cindy Amara, Special Counsel
Attorney Karis North, Special Counsel

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, Paul Colleary – Aye, Paul Grady – Aye, Erik Potter – Aye, and Amy Glasmeier - Aye.

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. (Cont. from 3/10)

In attendance for the hearing:

- Attorney Adam Brodsky
- Landowner, John Schiavo
- Engineer Greg Morse, of Morse Engineering

Documents Uses for this Hearing on file in the Planning Board Office and the Town Clerk’s Office:

- Public Hearing Notice
- Application for Site Plan Approval dated February
- Stormwater Permit Application and attachments, dated March 24, 2021
- Original Site Plan prepared by Morse Engineering dated March 24, 2021
- Original Architectural Plans prepared by Dick Rockwood of Rockwood Designs dated January 27, 2021
- Aerial Photos of the property from Various Years
- Updated Site Plan prepared by Morse Engineering, dated April 5, 2021
- Amory Engineering Peer Review dated April 8, 2021
- Morse Engineering response letter to Amory Engineering Peer Review Letter dated April 13, 2021
- Updated Architectural Plans prepared by Dick Rockwood of Rockwood Designs dated April 12, 2021
- Updated Site Plan prepared by Morse Engineering, dated April 12, 2021

Ms. Lind reviewed the process for this application. Last month, the hearing was opened and immediately continued to March 10, 2021. After the original materials that were submitted, updated plans were submitted after meetings with the Conservation Commission and Zoning Board meetings. In addition, the Peer Reviewer submitted a review to which the applicant's Engineer responded to with updated plans and a report on April 13, 2021.

Attorney Brodsky introduced himself to the Board and reviewed the plans for the Board. The lot is now vacant after a fire destroyed the repair garage and two apartment units in 2019. They are presently before the Zoning Board for a Special Permit covering the parking and the change of one nonconforming use of the property to another. They are also before the Conservation Commission for a Stormwater Permit. The use of the garage was a non-conforming use, and they are now proposing three commercial spaces and three residential units, which is also a non-conforming use, but in their opinion, but less of one. They are before the Planning Board for Site Plan review.

Greg Morse of Morse Engineering reviewed the plans of April 13, 2021, for the Board. He reviewed the fences, parking, lighting, and stormwater plan. This site has never had any Stormwater mitigation on it.

Chairman Glasmeier asked for Board comments. Member Brewer stated that the plans came in too late for them to have fully reviewed them. He told the applicants they will need a registered architect to be on the building plans because it's for more than a one or two-family home. He stated that he believes the site was remediated after the fire by licensed professionals, but that should be confirmed.

Chairman Glasmeier asked if there was anyone in the audience that wished to speak. Ms. Lind promoted direct abutter Michelle Goodson, who lives at 143 South Main Street. Ms. Goodson stated she has an extensive background in building. She stated that the apartments that burned were make-shift and illegal. The lighting design is insane, there is already too much traffic in this area, people can't get out of their driveways. She feels the site is being grossly over planned.

Attorney Brodsky responded stating they have listened to Ms. Goodson's concerns and respectfully, she is incorrect on some of them. There are concerns about contamination which does not fall under the ZBA or the Planning Board, but to clarify, when the fire occurred, that was reported to DEP and a 21E was filed. If during construction anything is discovered, they are required by law to report it.

Chairman Glasmeier brought the discussion back to Board comments and asked if the members had any. Associate Member Paul Colleary had none. Member Grady asked if DEP was involved in the review of the property after the fire. Member Erik Potter had no comments at this time. Vice Chairman Callahan asked if there was risk to the neighbor's properties with Stormwater runoff. Mr. Morse said there was not as the surface water will be contained on the site.

MOTION:

Member Brewer to continue the hearing to May 12, 2021, at 7:00PM

SECOND:

Member Potter

VOTE:

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

MOTION CARRIES

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. (Cont. from 3/24)

In attendance for the hearing:

- Attorney Jeffrey De Lisi
- Paul Sheerin, Landowner
- Greg Morse of Morse Engineering
- Andrew J. Arseneault, Vanasse & Associates, Inc., Applicant Traffic consultant
- Jim Riordan, Weston & Sampson, Town Peer Reviewer
- Jeffrey Santacruce, Weston & Sampson, Town Peer Reviewer (Traffic)

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

- Affordable Housing Letter drafted by Attorney De Lisi, dated April 7, 2021
- Fire Truck Turning Radius plan prepared by Morse Engineering, dated January 4, 2021
- Power Point presentation prepared by Weston & Sampson, presented by Jim Riordan

This is a continued hearing from March 24, 2021. Member Paul Grady is recused from this hearing.

Attorney De Lisi addressed the Board and reviewed what was discussed at the previous hearing. They have submitted a letter regarding Affordable Housing. They are offering to deed restrict 4 of the 14 units as Affordable, thus making all 14 residential units count towards the Town's SHI. In addition, they are increasing the off-street parking to 31 spaces and making the structure ADA compliant. Also, since the last hearing, there was a site walk with the Town Peer Reviewers and the Mr. Sheerin.

Greg Morse of Morse Engineering and Engineer for the project addressed the Board. He reviewed the updates to the site plan which included the one-way access around the building along the train tracks and around the back of the building, added 7 parking spaces, located the dumpster, identified the location of snow storage and signage was updated. They have brought on Amy Martin for Landscape Design.

The Town's Peer Review from Weston & Sampson then addressed the Board. Jim Riordan gave a brief presentation reviewing what items are outstanding. They are reviewing wetlands for the Conservation Commission on this project as well. They need the size of the transformer pad and for the Fire Chief to review the pathway for Fire and Trash trucks. They are close to 80 percent done with the Peer Review of this project. Mr. Jeff Santacruce, also of Weston & Sampson, reviewed the outstanding items regarding traffic; these have been given to the applicant.

Attorney De Lisi had nothing additional to say except that they would obviously like to close the hearing.

Chairman Glasmeier asked for comments from the Board:

Member Brewer said that having a completed peer review is going to be important. He believes there are some design issues that need some attention. They do require the lane behind the building, part of which is a dead zone, so maybe add some plantings in that area and in others. He would like to see the complete peer review for the next meeting of the Board. He would generally say that this project is great and adding a 25% affordable component will help the review. He suggests they hire a Housing Consultant to help with the Local Action Units (LAU).

Vice Chairman Callahan stated he is generally in favor of this application and appreciates the affordable component. He asked for follow up on the Smith Place access. He thinks a gate with passcode access is a good solution.

Associate Member Paul Colleary had no further comments except that on behalf of the Affordable Housing Steering Committee, he is very excited about the additional housing.

Member Potter thinks this is a good project.

Chairman Glasmeier expressed concern about the parking and the narrowness of some areas.

Chairman Glasmeier then asked Ms. Lind if there was anyone in the audience that wished to speak. Ms. Lind promoted Chris Plecs of 17 Pleasant Street. Mr. Plecs is also looking forward to the full Peer Review. He is worried about the height of the buildings. He stated the height of the James Lane project does not fit in the area and the proposed height for this project also does not fit. He thinks the applicant should consider lowering the height of the proposed building.

Attorney De Lisi responded and stated that 1 Pleasant Street is not in a residential district. This is not the project at James Lane. They meet all the dimensional requirements.

Ms. Lind addressed when this hearing should be continued to. Whatever date it is continued to, will be contingent on if their engineering fee balance is brought up to the required levels. This will be addressed offline.

MOTION: Vice Chairman Callahan moved to continue the hearing to May 12, 2021, at 7:30PM

SECOND: Member Brewer

VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Paul – Colleary – 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 4 Windy Hill Road (Lot 31)

In attendance for the hearing:

- Shawn Richard, Applicant
- Andrew Groman, Applicant
- Can Tiryaki of Tiryaki Architectural Designs
- Greg Morse, Morse Engineering
- Attorney Kelly Frey
- For the Town, Special Counsel, Karis North

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

- Public Hearing Notice
- Large Home Review Application – dated March 15, 2021
- Architectural Plans, prepared by Can Tiryaki of Tiryaki Architectural Designs, dated May 4, 2021
- Lot 31 Landscape Plan created by Elysium Design – Landscape and Architecture – Revised April 20, 2021
- Combined Landscape Plan for Lot 31 and Lot 32 - Landscape Plan created by Elysium Design – Landscape and Architecture – Revised April 20, 2021
- Email from Conservation Agent regarding tree removal - 2020
- Letter from Attorney Richard Henderson, dated May 4, 2021
- Undated letter from Abutters of the property asking the Board to uphold the conditions as listed in the previous decision(s).

This is a new hearing. Clerk Paul Grady read the public hearing notice aloud. Applicant Shawn Richard addressed the Board and introduced his team (listed above). Mr. Richards reviewed the history of the lots and how he purchased them and that some clearing had been conducted by the previous owner. Mr. Richards then asked Greg Morse of Morse Engineering to review the site plan for this project. Mr. Morse shared his screen showing the Site Plan. The lot is in the residence B district and is 20,029 square feet. The lot has gone before the Conservation Commission and received a Stormwater Permit. Mr. Can Tiryaki of Tiryaki Architectural Designs reviewed the architectural plans. He stated that the front facing porch helps to break up the height of the building, and the dormers also break up the roof. The height of the proposed structure is 32.4' at the midpoint of the roof from the average grade. All of this is also explained in a summary submitted to the Board. There was some further discussion regarding the landscaping, reviewing of the entire landscape plan and tree locations, and the lighting for this proposed structure.

Chairman Glasmeier asked for Board comments:

Member Brewer stated that he did not see a basement plan on this application. He thinks having a plan for the record would be good. It looks like the dormer runs the full back of the building and that does improve the elevation, even though there is a good amount of screening. He believes he previously suggested that he would recommend scaling down the 7' dormers.

Vice Chairman Callahan didn't understand the need for such a large home. Mr. Richards stated that he has many clients who want bigger homes as they need the space. Mr. Callahan asked Mr. Richards to review what was different about this application than the previous one filed.

Mr. Richards said they reviewed the recordings of the previous meetings and decreased the square footage of the homes. Mr. Callahan said that this house is proposed to be 4,600 square feet and asked how this is addressing the Board's concerns.

Member Paul Grady added that he did not think they have addressed any of the Board's concerns. Mr. Richards stated they did address the concerns while maintaining the integrity of their project, they are not touching the ledge.

Member Potter stated that the square footage of the home is not under the Board's purview. He does see some changes in the application and does think the ledge removal is something the Board needs to consider.

Associate Member Paul Colleary would like to see the rendering of the basement plan, and the landscape plan again. He appreciates the changes they have made to the back of the house; he does not think changes were done to the front of the house. Mr. Tiryaki stated that the basement is not part of the RGFA. Mr. Richards said that at this point, they do not have a basement plan. Attorney Frey, for the applicants, then asked what the regulations are for basements. Vice Chairman Callahan said there are no regulations, this is a request. Mr. Tiryaki said that if this goes for the Building Permit, they will be required to provide a basement plan. Special Counsel Karis North added that this is a new application, a new hearing and a collaborative process and she does not think it's beyond the scope to ask for this information.

Chairman Glasmeier asked to take public comment:

Amy Berniker Geyer of 662 Jerusalem Road read a portion of the letter submitted to the Board aloud.

Thomas Carroll of Windy Hill stated that the comparisons submitted by the applicant do not show how the proposed houses will dwarf those around them. Of the 21 houses on Windy Hill, only 2 exceed 4,000 square feet. The proposed buildings are out of scale to the neighborhood. They are also concerned about the ledge removal.

Virginia Brophy of 16 Beechwood Street asked what percentage of the lot was covered by the building. She is also concerned about water runoff into Straits Pond. Mr. Morse responded that it is 16% and that Zoning allows for 20% coverage. In addition, the Conservation Commission approved an Order of Conditions and a Stormwater Permit. These have been filed and recorded and Straits Pond was discussed.

There was then discussion about light fixtures and §300.8.3.

Chairman Glasmeier asked the Board how they would like to proceed as they do have another hearing this evening. Vice Chairman Callahan would like time to deliberate. Member Brewer agreed and is in favor of continuation. After some further discussion:

MOTION: Member Brewer moved to continue this hearing to May 12, 2021, at 8:30PM
SECOND: Vice Chairman Callahan
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 (House number pending)

In attendance for the hearing:

- Shawn Richard, Applicant
- Andrew Groman, Applicant
- Can Tiryaki of Tiryaki Architectural Designs
- Greg Morse, Morse Engineering
- Attorney Kelly Frey
- For the Town, Special Counsel, Karis North

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

- Public Hearing Notice
- Large Home Review Application – dated March 15, 2021
- Architectural Plans, prepared by Can Tiryaki of Tiryaki Architectural Designs, dated May 4, 2021
- Lot 32 Landscape Plan created by Elysium Design – Landscape and Architecture – Revised April 20, 2021
- Combined Landscape Plan for Lot 31 and Lot 32 - Landscape Plan created by Elysium Design – Landscape and
- Email from Conservation Agent regarding tree removal - 2020
- Architecture – Revised April 20, 2021
- Letter from Attorney Richard Henderson, dated May 4, 2021
- Undated letter from Abutters of the property asking the Board to uphold the conditions as listed in the previous decision(s).

This is a new hearing. Clerk Paul Grady read the public hearing notice aloud. Mr. Greg Morse of Morse Engineering gave a brief overview of the application and reviewed the Site Plan for the Board. They removed the third bay window which allowed them to reduce the scale of the structure. The proposed structure will be 4,510 square feet and complies with all zoning requirements. The building coverage is 12% (20% is allowed). Mr. Can Tiryaki of Tiryaki Architectural Designs, reviewed the architectural plans. The second floor is under a gambrel roof and has dormers. The lighting is all sconce fixtures. Chairman Glasmeier stated that this project is all about the vegetative plan. Mr. Morse reviewed this plan, showing that the vegetation on the cliff will remain and anything beyond the pool.

The hearing was then opened to public comment:

Amy Berniker Geyer of 662 Jerusalem Road, the large condo building, asked for more screening on the property line that abuts her property.

Thomas Carroll of 1 Windy Hill feels the same about this project as the previous hearing. He feels the house is out of scale to the neighborhood.

Chairman Glasmeier asked for Board comments:

Member Grady asked if shared driveways are allowed; he was advised they are. He asked the applicants how much blasting will be done for the pool. Mr. Morse stated that 20-40 yards of ledge will have to be removed, but that this ledge will be used as fill on the site. He added that Cohasset allows for Common Driveways, one with only 2 houses does not require a Special Permit from the Planning Board. Mr. Grady asked about the basement on this house. Mr. Morse stated that it was a full, walk out basement; there will not be much blasting for the house.

Member Brewer said he thinks some of the changes they have made scale the project back. He believes there is a lot width issue, and if they move the house back, it does comply. Mr. Richards stated their frontage is on Jerusalem Road and that they must change their address per the Fire Department.

Vice Chairman Callahan is still concerned with this project due to the scale to the neighborhood under the Large Home Review Bylaw. The width issue is tied to §300-8.3

After some additional discussion, it was agreed to continue this hearing as well.

MOTION: Member Brewer moved to continue this hearing to May 12, 2021, at 9:00PM
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

Administrative:

Training Update: Planning Director, Lauren Lind, updated the Board on upcoming training.

Adjournment:

MOTION: Member Brewer moved to adjourn the meeting at 10:12PM
SECOND: Vice Chairman Callahan
VOTE: Roll Call Vote: Clark Brewer - Aye, Tom Callahan – Aye, Paul Grady – Aye, Erik Potter – Aye, and Amy Glasmeier –Aye (5-0). MOTION CARRIES

Meeting adjourned at 10:12PM

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