

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, April 28, 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)
Paul Colleary, Associate Member (PC)

Board Members Absent: Eric Potter

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

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

**6:30 PM ANR APPLICATION - Application for Approval Not Required (ANR) under Subdivision Control Law – 7 Marion Way
In attendance for agenda item: James Garfield and Greg Morse of Morse Engineering; Cindy Amara of Murphy, Toomey, Hesse, and Lehane Attorneys at Law**

There are two lots at 7 Marion Way. Lot 4 is developed with a single-family dwelling centered on the lot. Lot 3 is an unbuildable lot of 4,000 sq. ft. in a triangular shape that has no frontage. The application proposes to convey Lot 3 to contractor Steve Bjorkland. Greg Morse explained the Marion Way is a private road that provides access to properties on the left side of the road. James Garfield said that Lot 3 will be registered with land court. Vice Chair Callahan asked if the board should anticipate any actions at the end of Marion Way, but Mr. Morse said there are no plans for anything in that area. Chair Glasmeier asked if the potential owner realizes there is no frontage but was told by Mr. Garfield that Mr. Bjorklund is aware of that. Member Brewer asked where Lot 3 has no frontage but does have easement access why not join Lot 3 with backland, but Mr. Morse said only 7 Marion Way is within land court. Vice Chair Callahan feels that Mr. Bjorklund can do what he wants regarding registering Lot 3 but has concerns with what could eventually happen. Mr. Morse said that he is not aware of any development plans involving both lots and that Mr. Bjorklund was always slated to have Lot 3. Attorney Amara asked to see proof of existence of Marion Way and when it came into being. Vice Chair Callahan said the original land court plan from 1959 does not indicate anything about Marion Way prior to 1959 and suggested it could have been unregistered prior to 1959 but there is no history or context for evaluation. Mr. Morse said only Lot 4 can be developed, and if it were not registered with Land Court, then Lot 3 would have been called a parcel, but Land Court referred to them as “lots”. Attorney Amara is curious as to how 7 Marion Way could be frontage for Lot 3. Member Brewer said any frontage for Lot 3 would have to come from another lot.

MOTION: **By Vice Chair Callahan to accept the lots as is and issue an endorsement for the ANR as presented.**

SECOND: **Member Brewer**

ROLL CALL VOTE: **AG – Aye; TC – Aye; PG – Nay; PC – Aye; CB - Aye**

MOTION PASSES: **4-1 in favor of the endorsement; Paul Grady in minority**

6:45 PM Discussion – 124 Elm Street Easement Plan Review & Status - Update from CHI, LLC
In attendance for agenda item: Ted Lubitz and George McGoldrick/CHI, LLC

The project at 124 Elm Street received unanimous approval from the Zoning Board of Appeals (ZBA) and the Conservation Commission and will go before the Select Board on May 11, 2021, for approval of easements. The owners have filed with MEPA for an environmental notification form and expect an answer by May 24, 2021; and will also file for a Chap 91 with the Division of Marine Fisheries. A management plan will be presented later. **AFFORDABLE HOUSING PLAN UPDATE:** The owners are working with the Affordable Housing Trust and the Affordable Housing Steering Committee to deliver more than the three (3) units required.

EASEMENTS: A site plan from Cavanaro Consulting showing access into 124 Elm Street has been seen and approved. The access easements are proposed to pass over Town property and pass into the buildings and will include the tide gates. All is consistent with what was approved by the Select Board and Attorney Adam Brodsky. Town Counsel, Paul DeRensis, will draft an agreement between the owners and the Town for the easements. Vice Chair Callahan said areas with public amenities need covenants and asked if its process has been started. Mr. Lubitz said it has not been started but is part of the Chap 91 process.

7:00 PM Discussion - ZBA Recommendations

61 Elm Street: Architect Can Tiriyaki is representing the applicant to determine if the project will go forward. The project involves replacing an old deck with a new 538 sq. ft deck and adding a small addition to the existing dwelling with a proposed crawl space for the foundation. Both are in the flood plain. The addition has a 31.3 sq. ft. underground area, a second floor, a small landing and a covered porch that leads to a sunroom. The foundation and footing structures will be presented to the ZBA. Member Brewer said the crawlspace has a concrete slab above the finished grade to allow water to pass through.

MOTION: **By Clark Brewer to recommend that the Zoning Board of Appeals approve this project proposed in the floodplain.**

SECOND: **Paul Colleary**

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

MOTION PASSES: **5-0 Unanimous**

30 Whitehead Rd – Bodell:

This project was initially turned down by the Conservation Commission because the proposed shed was sited within a 25-ft. setback for an Isolated Vegetated Wetlands. The applicants agreed to move the shed to maintain a 30. ft setback from the road. Member Brewer felt that the project as presented would require a variance and there is not enough information for Planning to make a recommendation to the ZBA. Vice Chair Callahan said that the parcel is big enough to have the shed be in an alternate location so there is no hardship.

MOTION: **By Clark Brewer that the Planning Board requires more information on the project to make a recommendation to the Zoning Board of Appeals.**

SECOND: **Paul Grady**

ROLL CALL VOTE: **AG – Nay; TC – Nay; PG – Nay; PC – Nay; CB – Nay**

MOTION DEFEATED: **0-5 Unanimous in Opposition**

7:20 PM Discussion – Citizen Planner Training Collaborative (CPTC) Seminar Series

Town Planner Lauren Lind is looking into a training program that offers educational workshops for Planning Board members. There are seven (7) courses all totaled that are taught by trained professionals in the field. Currently the program is using the ZOOM platform but going forward the sessions could be live. Member Brewer proposed that we offer to host some of these workshops and encourage Board members to participate. There is different topic for each workshop. Chair Glasmeier suggested setting them up every six (6) weeks on Tuesdays from 5 pm to 7 pm. Ms. Lind will make the arrangements.

7:30 PM Discussion – Planning Board Goals for FY22 –

Update Fee Schedule – This has not been updated since 2008. Larger projects should have a large deposit up front as they require more time and additional consultants. For an ANR the legal fee should be built into the permit cost. Ms. Lind will reach out to local towns for their fee set-up.

Electronic Permitting – This would enable residents to look up projects on their own and allow for more cross-communication between boards and departments. It would be easier to track duplicate applications and allows for remote-to-inhouse research. Chair Glasmeier would like to see a process that would avoid boards weighing in out of order.

New Development - Member Brewer wants to see Planning and ZBA establish new goals rather than belaboring the past. The board agreed that while development cannot be stopped it is essential to exercise authority when projects are presented to the board. The Planning Board has no independent enforcement authority and relies on the Building Superintendent to handle those matters. Chair Glasmeier feels the Board should plan for new development and maintain some control over the process. It is essential that we revitalize downtown, strengthen the relationship between Route 3A and the village district and see that affordable housing is readily available and diverse.

Administrative:

Approval of Minutes for 1/27/21 and 2/10/2

Motion to approve by Member Brewer, second by Associate Member Colleary and approved 5-0.

Roll Call Vote: Amy AG – Aye; TC – Aye; PG – Aye; PC – Aye; CB - Aye

Next Planning Board meetings: May 12th & 26th, 2021

With no further business to discuss, motion to adjourn made by TC, second by CB and approved 5-0.

Roll Call Vote: Amy AG – Aye; TC – Aye; PG – Aye; PC – Aye; CB - Aye

Meeting adjourned at 9:45 pm.