

Town of Cohasset  
Master Plan Implementation Committee (MPIC)  
June 14, 2021 – Virtual Meeting via Zoom

**Minutes**

A meeting of the MPIC was held at 6:30 pm on June 14, 2021 virtually on Zoom. In attendance were:

Katie Dugan, Chair, Citizen at Large  
Timothy Davis, Member, Liaison from Harbor Committee  
Amy Glasmeier, Vice Chair, Liaison from Planning Board  
Jennifer Boylan, Member, Citizen at Large  
Cassie Malatesta, Member, Citizen at Large  
Julia Gleason, Liaison from Cohasset Historical Commission  
Peter Hobson, Member, Liaison from Affordable Housing Steering Committee  
Tom Callahan, Member, Liaison from Open Space & Recreation Committee  
Corey Evans, Select Board – Presenter  
George Baumgarten, Cohasset Harbor Infrastructure Planning - Presenter

Absent:

Lauren Lind, Town Planner, Ex-Officio Member

The meeting was called to order at 6:35 pm.

**Updates**

*Cohasset Economic Task Force*

Corey Evans from the Select Board gave the committee an update on Cohasset Economic Task Force and Sewer Planning.

- **Cohasset Economic Task Force** – Corey walked the committee through a brief presentation on the work completed by the CETF over the last nine months since its formation in September 2020. Cohasset has a wide variety of businesses of which the vast majority are locally owned, small businesses. While there are many established businesses in Town, there are a number of new businesses within the last five years. The CETF identified a number of challenges including: (i) different economic zones within a small town like Cohasset (village, 3A, Beechwood and West Corner) and (ii) lack of cohesion & visibility between economic zones, and lack of usable rental space with adequate utilities and structures. CETF further determined that previous efforts at economic development were too broad OR too specific AND there was no broader picture or vision to unify businesses within an economic zone. Going forward, the CETF is suggesting the formation of several focused groups to assist with long-term economic development. As such, the CETF will be wound down and efforts will be focused on the following organizations:

- *Cohasset Chamber of Commerce* – Existing organization headed by Larry Forman from Hingham Savings Bank
- *Cohasset Community Foundation* – NEW (to be formed) – Nonprofit group focused on fundraising for private & public projects
- *Economic Development Committee* – NEW (to be formed) – Town committee to be formed which focuses on grant research, place making, parking reform, area zoning, and regional cooperation
- *Downtown Revitalization Working Group* – NEW (to be formed) – Town committee to focus on revitalization efforts of village through grant funding, zoning reforms and potential design regulations
- **Sewer Planning** – Corey Evans gave a brief update on sewer planning efforts. Since sewer planning was identified as a top implementation priority, the Cohasset Select Board and Sewer Commission have met four times (September, November, December and February). In addition, a consultant was hired by the Town to help the two committees develop a decision matrix for critical planning options. The final decision matrix was reviewed in February 2021 and the two committees agreed to move forward with re-contacting Scituate and then Hull regarding regional planning options. As a follow-up, a meeting was held in late March between Town Managers of Scituate & Cohasset, Bill McGowan (Chair of Cohasset Sewer Commission), and Corey Evans (Cohasset Select Board). The stakeholders meeting resulted in agreement that was alignment between the two Towns regarding sewerage and protecting the Gulf River environment. Scituate’s priority areas are S2 and S3 and Cohasset’s priority area is C3 (S. Main). As part of this discussion, it was understood that leverage existing Cohasset infrastructure for the extension of sewer to new sections of Town would require reliance on Hull for diversion of additional wastewater. To date, there has been no follow up meeting with the Town of Hull. The process was paused due to busy schedule with ATM, parties should now re-engage and regain momentum.

## Planning Updates

### *One Stop for Growth Grants*

Katie Dugan briefly reviewed memo provided by Lauren Lind regarding Community One Stop for Growth Grant Program applications:

#### Submitted Grant Application – State will announce awards in October 2021

- **Elm Street Corridor Revitalization - \$500,000:** Proposed funding for Phase 2 of the ongoing Elm Street Corridor Revitalization Project – Build upon next steps of Phase 1 Public Engagement & Preliminary Design.
- **Comprehensive Zoning Bylaw Recodification - \$75,000:** Proposed funding for a comprehensive rewrite of the Zoning Bylaws to include organization/clarity improvements along with integration of zoning goals recommended in the Master Plan.

#### Held Grant Applications Until Next Grant Cycle

- **Downtown Village Revitalization:** Proposed funding to support Cohasset Village improvements (Opportunities for public infrastructure upgrades, pedestrian/streetscape enhancements, integration with upcoming private development, etc.).
- **MBTA Connectivity Improvements:** Proposal to advance design work for multimodal corridor improvements in proximity to transit connections

No Eligible Funding Sources Currently Available

- *Crocker Lane Green Depot:* Alternative Energy/Battery Storage/Resilient Facilities Depot near Route 3A Corridor proposed

### *Elm Street Working Group*

Katie Dugan reminded the committee that the second of three public forums on the Elm Street corridor re-design will be held on Wednesday, June 16<sup>th</sup> at 7:00 pm. All MPIC members are encouraged to participate. The presentation from the forum will be circulated for those that could not make the meeting.

### **Harbor Infrastructure Working Group**

Tim Davis and George Baumgarten from the Cohasset Harbor Infrastructure Planning (CHIP) gave an update to the committee projects and notional timelines that have been identified by this newest working group. CHIP is focused on assisting with the implementation of infrastructure related projects and a Governance Committee will be formed to focus on other implementation related projects. Both groups report into the Harbor Committee which successfully completed a Municipal Harbor Plan which was approved by the State.

Projects in the timeline include:

- *Parker Avenue Boat Ramp* – In process – ATM funding \$385,000 and submitting grant request to Seaport Economic Council for \$900,000
- *Government Island Pier / Dock Lift* – Plan on submitting grant request to Seaport Economic Council
- *Town Landing (Lawrence Wharf) Conveyor System* – In process – Targeting installation for fall 2021
- *Harbor Seawall Maintenance*
- *Captain's Walk* – Requesting funding to begin work to redesign. Tied to CHI redevelopment (see below)
- *Cohasset Harbor Breakwater / Seawall Remediation* – Long term and financially significant set of projects
- *Olde Salt House Retaining Wall* – In process – Targeting completion July 2021
- *Cohasset Harbor Inn Redevelopment* – Privately funded redevelopment of several parcels by the harbor
- *Cohasset Harbor Dredging* – Estimated two year planning process before could start dredging process
- *Elm Street Corridor* – Project being led by MPIC Elm Street Corridor Working Group

CHIP has sent a memo to the Select Board requesting immediate assistance with funding for Captain's Walk conceptual graphics, funding for a land survey to assist in planning of revitalization of Captain's Walk, and funding to analyze the impact of sea level rise. A copy of this was provided to the committee as part of their meeting packet.

Katie Dugan recommended that CHIP look at some of the public forum work gathered by Scituate Master Plan Committee and investigate whether there are opportunities to collaborate on regional projects related to sea level rise.

### **Select Board Update – July 2021**

Katie Dugan reviewed a draft outline for the annual MPIC update to the Select Board planned for July. When a date is finalized, the committee will be alerted so they can save the date. The draft presentation is broken down into a several topics:

- Topic 1 – Update on Top Five Priorities from Fiscal 2020
- Topic 2 – Master Plan & Harbor Grants and Other Implementation Funding
- Topic 3 – Next MPIC Implementation Priorities
  - Land Use
  - Transportation & Circulation
  - Public Facilities & Services
  - Historical & Cultural
  - Energy & Sustainability
- Topic 4 – Next Steps

The committee agreed to meet on Monday, June 28<sup>th</sup> to review a draft of the presentation to be developed by Katie Dugan.

### **Approval of Minutes**

The committee will approve minutes from May 3, 2021. Katie Dugan will forward to Town Clerk's office to post on the Town website.

### **Administrative**

The committee agreed to the next meeting date of Monday, June 28<sup>th</sup> at 6:30 pm.

### **Adjourn**

The meeting adjourned at 9:41 pm.