

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, JUNE 23, 2021
TIME: 6:30 PM

Meeting Held Via Zoom Platform

Board Members Present: Amy Glasmeier, Chair (AG)
Tom Callahan, Vice Chair (TC)
Erik Potter, (EP)
Clark Brewer, (CB)

Absent: Paul Grady (PG)
Paul Colleary (PC)

Town Staff Present: Lauren Lind, Planning Director
Jennifer Oram, Assistant Director, Planning, Permits & Insp.
Angela Geso, Administrative Assistant/Recording Secretary
Cindy Amara, Special Counsel for the Town

6:30 PM: Call to Order
Roll Call Attendance

6:45 PM PUBLIC HEARING – Pursuant to MGL Ch40A & §300-12 of the Cohasset Zoning Bylaws for an application for Site Plan Review, filed by Outpost Properties c/o Walter B. Sullivan. The subject property is 20, 25, & 30 Scituate Hill. Approval Not Required under Subdivision Control Law (ANR) – #1022: 20, 25, & 30 Scituate Hill

In attendance to represent this application:

- Attorney Walter Sullivan
- Mark Tryder, Applicant
- Christopher Nowak, Site Engineer
- Kayla MacLeod
- Liz Oltman, Traffic Engineer (Peer Review)
- Michael Kim/Michael Kim Associates
- Matt Kealey, VHB Traffic Engineer
- Vcevy Strikalowski/Architect

Documents Used for this Hearing:

Large Home Review Application with Supporting Documents (on file at the Town Clerk's Office & the Planning Board Office)

Attorney Sullivan outlined the proposal as merging three (3) lots into one (1) with frontage on Scituate Hill. The first step for this ANR is to establish one (1) lot. TC is concerned with the number of buildings being placed on a single lot regarding frontage and other issues. Special Counsel Amara said if there is existing frontage the board can grant the ANR and that if approval is not granted for the proposed project the applicant can come back before the board and request 3 ANR's. Whether the applicant chooses to go forward, they are still allowed to divide their property if it meets ANR requirements. Site Engineer Nowak explained that a cul de sac that will provide more than 3 times the required frontage was approved on a prior plan. There is also an existing road currently in use.

MOTION: By Vice Chair Callahan to endorse the ANR application for 20, 25 and 30 Scituate Hill Road.
SECOND: Member Brewer
ROLL CALL VOTE: C. Brewer – aye; T. Callahan – aye; E. Potter – aye; A. Glasmeier – aye

MOTION PASSES: 4-0 Unanimous

An abbreviated version of the application was given by Attorney Sullivan. This is a proposal of 70-75 efficiency office suites in 19 buildings with an additional community building and amenities. These units are geared towards people who have been working remotely from home and need private office space. There will be 80 parking spaces throughout the facility. The design will allow for circulation of emergency vehicles. Architect Vcevy Strikalowski describes the project as an opportunity to integrate and make a statement for a remote learning experience. Traffic Engineer Matt Kealey said the traffic impact assessment starts with an evaluation of existing conditions at Route 3A, King Street and Scituate Hill. There will be an impact capacity analysis and an evaluation for the level of service for the intersection with a grading system. Michael Kim said the units are geared towards individual usage with a community/convention area for larger meetings. Applicant Mark Tryder said the amenities in Cohasset – dining, shopping, recreation – will be appealing to people renting the office units. He sees the project as a community within the community. EP feels it's an interesting project but wonders what it will look like when completed. He likes the idea of smaller units but would like to see an existing project comparable to it to get a better feel for the finished project. He is concerned that people will go back to working in Boston and there will be vacancies and open units that are limited in occupancy. CB would like the project to incorporate sustainability with solar panels, charging stations and to investigate having signals at an already busy intersection. He stressed the need for sidewalks or a pedestrian walkway to the train station and other locations along Route 3A as it's very dangerous as it currently exists.

PUBLIC COMMENTS

Mike Mano/17 Sanctuary Pond Rd: He doesn't feel the traffic report captures the reality of Route 3A and has concerns about the impact to Sunrise Senior Living and other locations along the 3A corridor.

Ryan McGrath/4 Rose Hill Ln: He feels it is grossly premature to expect remote working to generate a big demand. He doesn't see the need for building such a large development when there are businesses throughout town that have been vacated. There are also several mixed-use projects planned for Cohasset that will offer space like what is described in this proposal.

MOTION: By Vice Chair Callahan to continue the public hearing for 20, 25 and 30 Scituate Hill Road to Wednesday, July 28th at 7 pm via a ZOOM platform.
SECOND: Member Brewer
ROLL CALL VOTE: C. Brewer – aye; T. Callahan – aye; E. Potter – aye; A. Glasmeier – aye
MOTION PASSES: 4-0 Unanimous

7:30 PM PUBLIC HEARING – Pursuant to MGL Ch40A & §300-12 of the Cohasset Zoning Bylaws for an application for Site Plan Review, filed by Todd Amelang Plumbing & Heating, Co. The subject property is 808 Chief Justice Cushing Hwy.

In attendance to represent agenda item: Jeff Hassett/Morse Engineering; Todd & Dan Amelang/Applicants; Patrick Brennan/Amory Engineering

Documents used for this hearing: Site Plan Application and Plans; Peer Review

The applicant wants to redevelop a 20,000 sq. ft. mixed use building. The building complies to all setbacks and is within the Highway/Business district. The utilities come in from Brewster Road. The parking area has porous asphalt to allow absorption by stormwater runoff. A stone trench has been added around the perimeter of the parking lot. The septic system will have tanks in front and the leaching area to the rear. The building is 2.5 stories with retail/office in front, a garage with storage above and an attic that is half finished. The applicant will submit revised plans based on the findings in the peer review done by Patrick Brennan of Amory Engineering. A footprint of the building is needed on the plans. The site will be filled to raise the grade. Draining and the septic system will provide the separation of groundwater required. Porous pavement will wrap around the rear within the leaching system. There is a slab foundation. There will be erosion controls and a silt sock around the perimeter throughout all construction. CB requested that dark sky light fixtures as opposed to spotlights be part of the package. Mr. Hassett said there will be a stockage fence and plantings on Brewster Road for privacy. There is no residential development included in this package.

MOTION: By Member Brewer to continue the public hearing for 808 CJC Highway to Wednesday, July 28th at 7:45 pm via a ZOOM platform.
SECOND: Member Potter

ROLL CALL VOTE: C. Brewer – aye; T. Callahan – aye; E. Potter – aye; A. Glasmeier – aye
MOTION PASSES: 4-0 Unanimous

8:00 PM PUBLIC HEARING – Pursuant to §300-5.4 of the Cohasset Zoning Bylaw for an application for a Large House Plan Review, filed by Peter Stames of Archia Homes. The subject property is 62 Rust Way.

In attendance to represent agenda item: Thomas Norton/Applicant, Deb Keller/Merrill Engineering

Documents used for this hearing: Large House Plan Review Application and Plans

The applicant wants to construct a garage addition facing Rust Way and to convert the existing garage area into living space. A breezeway will connect the garage with the entry into the home. There is a proposed increase of 986 sq. ft. including the proposed garage area. An existing rear driveway will be removed. The second floor will have living space about the garage. Drainage will go through the front driveway and be captured in a storm drain at the bottom of the driveway. There will be no additional landscaping and the former paved area of the driveway will be open space. The applicant has already spoken to the abutters and can get letters of support if needed. Vice Chair Callahan asked how much of the lot has been cleared. The applicant said there was not a lot of removal, and that part of the new garage addition is sited on ledge. It was the will of the board to move forward on the project with specific conditions that will be monitored by LL.

MOTION: By Member Brewer to approve the Large House Plan Review application with the following conditions: a scale analysis of height and lot coverage; dark sky light fixtures be used instead of spotlights; conditions be monitored by Planning Director Lauren Lind.

SECOND: Vice Chair Callahan

ROLL CALL VOTE: C. Brewer – aye; T. Callahan – aye; E. Potter – aye; A. Glasmeier – aye
MOTION PASSES: 4-0 Unanimous

8:30 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. (*Con't from 6/16/21*)

In attendance to represent agenda item: Jeff Hassett/Morse Engineering; Paul Sheerin/Applicant; Attorney Jeff De Lisi; Jim Riordan/Weston & Sampson; Jeff Santacruce/Weston & Sampson

Documents used for this hearing: Peer Review, Revised Plans

Attorney De Lisi and Mr. Sheerin have met with Building Superintendent John Hallin and the DPW to address their concerns. They have submitted a lighting plan, revised the grading and utility plan to incorporate protections to the James Brook culvert, and revised the northwest corner on the building to allow a turning radius for the Fire Department. Mr. Hassett addressed the DPW changes. On June 3, 2021, Greg Morse of Morse Engineering, Cohasset Field Engineer Jason Federico, and John Hallin met to discuss the site. They asked that two existing manholes close to Smith Place should have covers rather than grates; that a subsurface infiltration system captures runoff in catch basins; that runoff will infiltrate on site with overflow going to manholes; that the contractor do a pre- and post-construction video of the culvert; that the corner of the building be eliminated for practicality regarding the Fire Department. Mr. Riordan had a PowerPoint presentation showing items that have been addressed and should be shown on final plans:

- ✓ Affordable Housing
- ✓ Appropriate stormwater grate
- ✓ Dumpster access
- ✓ Electric Vehicle charging station
- ✓ Building sprinkler system

CB feels this is an excellent mixed-use project but was concerned with taking the vote tonight with only four (4) members in attendance and would rather have a full board for the vote. Member Grady will be recusing himself so Associate Member Paul Colleary would be upgraded to voting member. CB suggested we close the hearing tonight and take the vote at the July 7, 2021, meeting.

AG is concerned with exhaust from food purveyors in the building and the impact it would have on the residents, but EP feels this is out of our purview. He feels the applicants would have these same concerns and will have a plan in place. TC discussed the existing use on Smith Place being families with children and asked if the board was comfortable with no level of specificity, but CB said there is a gate that restricts access, and he doesn't see this as a cut-through. The residents would have a key to the gate, but this area is not used as a primary access. There are six (6) parking spots in the area that are reserved for residents.

PUBLIC COMMENTS

Jonathan Titone/35 Smith Place: He asked for clarification on the number of parking spaces being 6 or 7 and was told there are 6 spaces shown on the final layout.

Chris Plecs/17 Pleasant Street: He asked if the access from Smith Place to the development site could be closed except for emergency vehicles. He is not supportive of the 6 spaces reserved for residents and requested that the height of the building closest to Pleasant Street be no higher than 2 stories.

AG responded that the height has already been addressed and it will be 2.5 stories and that the 6 spaces for residents would not be taken away. Attorney De Lisi said the height of 2.5 stories meets the Zoning bylaw, makes the project economically viable and provides the amenity of affordable housing. AG said the board cannot satisfy every concern and still abide by fair treatment to the applicant to use their property as intended.

MOTION: By Member Brewer to close the public hearing for 1 Pleasant Street, continue with deliberations and have a final vote of what is in front of the board at the meeting on July 7, 2021, with no new information being considered.

SECOND: Vice Chair Callahan

ROLL CALL VOTE: C. Brewer – aye; T. Callahan – aye; E. Potter – aye; A. Glasmeier – aye

MOTION PASSES: 4-0 Unanimous

APPROVAL OF MINUTES

MOTION: By Vice Chair Callahan to approve the minutes from April 29, 2021.

SECOND: Member Brewer

ROLL CALL VOTE: C. Brewer – aye; T. Callahan – aye; E. Potter – aye; A. Glasmeier – aye

MOTION PASSES: 4-0 Unanimous

MOTION: By Member Brewer to adjourn the meeting.

SECOND: Member Potter

ROLL CALL VOTE: C. Brewer – aye; T. Callahan – aye; E. Potter – aye; A. Glasmeier – aye

MOTION PASSES: 4-0 Unanimous

Meeting adjourned at 10:45 pm.