



APPROVED MINUTES

Cohasset Planning Board Meeting Wednesday, September 8, 2021, Time: 6:30 PM PRESENTED ON A ZOOM PLATFORM

IN ATTENDANCE:

Amy Glasmeier (AG), Chair
Tom Callahan (TC), Vice Chair
Clark Brewer (CB), Member
Paul Grady (PG), Secretary
Eric Potter (EP), Member

STAFF IN ATTENDANCE:

Lauren Lind (LL), Planning Director
Angela Geso, Recording Secretary
Carolyn Murray (CM), Town Counsel
Paul Colleary (PC), Associate Member*

6:30 PM:

Call to Order

Roll Call Attendance: C. Brewer-Aye; T. Callahan-Aye; P. Grady-Aye; E. Potter-Aye; A. Glasmeier-Aye **Associate Member Colleary was in attendance for a small portion of the meeting*

Introduction to Legal Counsel - Carolyn Murray, KP Law

Attorney Carolyn Murray was selected to be the Select Board with focus on municipal land use, contracts, procurement, conduct of Town meeting, and compliance with state law. She has over 20 years municipal experience including 12 years at Kopelman and Paige. She will provide guidance to the Planning Board in shaping projects and framing decisions and will offer comments and redirection when needed. Attorney Murray will also work with the board regarding Special Permits and large home projects.

6:50 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. (*Cont. from 7/28/21*)

**The hearing to be immediately continued to 9/22/21. No deliberation to occur.*

MOTION:

By Member Brewer to continue the public hearing for 808 CJC Highway to 9/22/21 at the applicant's request.

SECOND:

Vice Chair Callahan

ROLL CALLE VOTE:

C. Brewer-Aye; T. Callahan-Aye; P. Grady-Aye; E. Potter-Aye; A. Glasmeier-Aye

MOTION PASSES:

5-0 Unanimous

6:55 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. (*Cont. from 7/28/21*)

In attendance to represent this application:

- Chris Nowak/VHB Engineering-Site Engineer
- Sam Gregorio, TEC Engineering-Senior Traffic Engineering
- Matt Kealer/VHB Engineering-Traffic Consultant
- Vcevy Strekalovsky-Architect Documents
- Walter B. Sullivan, Attorney
- Rob Schwandt, Applicant
- Mark Tryder, Applicant

Documents Used for this Hearing: Large Home Review Plans and Application with Supporting Documents (on file at the Town Clerk's Office & the Planning Board Office)

This application is for commercial development of 20, 25 and 30 Scituate Hill featuring units designed for single occupancy. The units will have committed parking spaces. There will be walkways and paths for easy accessibility to the units and a common area for larger meetings.

Mark Tryder is having the consultants handle most of the legalities to determine the course this project. The major considerations so far have been traffic flow and parking.

Chris Nowak: Since May 2021 there have been peer reviews and comments and he feels that TEC's comments were addressed but there were no formal considerations taken. Mr. Nowak has made two (2) formal presentations but no new material to offer at this time.

Sam Gregorio: The two (2) biggest considerations should be the overall traffic numbers and the parking numbers. The traffic study does present a conservative amount of traffic for a project that is not a standard office set-up. The figures were based on total instead of net sq. footage and show that in peak morning hours there is less than one (1) car per minute added to traffic. The intersection of Route 3A, Scituate Hill and King Street is not optimal, but any changes will be minimal. The traffic study estimates an additional 53 vehicles in the morning hours and 34 in the afternoon. The Cohasset Fire Department has noted difficulty in turning around at a few locations on the site and issues with site lines being insufficient based on the speed of vehicles traveling along Route 3A.

Chris Nowak: The sidewalks are designed to provide safe travel from the parking spaces to the individual units. The parking areas should accommodate buildings within their proximity and the current revision allows for a continuous path behind the vehicles as it's not practical to bring sidewalks around the front to the parking walls. The turnover of cars entering and leaving the site will be steady during the day. The main path in the middle of the site is designed for pedestrians only and not meant to be street crossings. The parking stalls are deep.

Attorney Sullivan said this is what their team planned to discuss tonight, and their presentation is complete. Chair Glasmeier said there will be no further comments or content presented and the Planning Board will now discuss the application.

PLANNING BOARD DISCUSSION:

Member Brewer feels that this project is an exciting use and design approach to a challenging sight and that single person occupancy seems to be the intent. The net square footage is half of the gross square footage. The requirement is 1 to 100 based on net sq. ft. and calculations that should meet the zoning bylaw requirements. Mr. Brewer suggested a better distribution with stairs on the site so handicapped people can have easier access in specific areas. Vice Chair Callahan is concerned with the lot coverage being more than 70% and asked at what stage is the Route 3A zoning project. Mr. Gregorio said they are working with four (4) major intersections at the corridor and looking at design plans, all of which are in the planning phase. He feels we are a few years away from an on-board recommendation of the town and the state to deal with major locations. Member Grady has no questions or comments currently. Member Potter is sufficiently satisfied with the project at this time.

Chair Glasmeier had some questions regarding the wording of the proposal that were answered by the representative. She asked what "conceptually approved" meant with regards to traffic volumes. Mr. Gregorio said it's conceptual because, due to COVID, there hasn't been a current traffic analysis report because reduced travel skews the numbers so it's being done conceptually. There was also discussion

about the number of crashes each year and Mr. Gregorio said crash data lower than three (3) accidents a year is not a regular occurrence. That doesn't mean the intersection isn't busy, it's just not a high-incident area.

With no Q&A items from the audience, Ms. Lind went forward with her summary and asked if the board wanted to continue and allow new comments or close the hearing and go into deliberation. She recommended to continue the hearing to 9/22/21.

MOTION: By Vice Chair Callahan to continue the public hearing for 20, 25 and 30 Scituate Hill to 9/22/21 at 6:30 PM with the exact time for the hearing to be determined.

SECOND: Member Grady

ROLL CALLE VOTE: C. Brewer-Aye; T. Callahan-Aye; P. Grady-Aye; E. Potter-Aye; A. Glasmeier-Aye

MOTION PASSES: 5-0 Unanimous

8:00 PM INFORMAL DISCUSSION – 55 SOUTH MAIN STREET

In attendance to discuss potential development for 55 South Main Street:

- Ms. Cassie Rosano Malatesta – Project Manager
- Attorney John Danehy
- Theodore Touloukian - Architect,
- Greg Morse - Morse Engineering

Ms. Rosano Malatesta is interested in redeveloping the property at 55 South Main Street that is currently occupied by a vehicle repair shop. She is the president and founder of DW Sohler, a real estate development group that creates sustainable solutions for green construction. Her plan for the site will be beneficial to the town from an environmental and safety standpoint. She is looking to upgrade the property with a mixed-use building, offering retail space on the first level, 19 studio, 1-bedroom or 2-bedroom units on the upper levels and underground parking for 25-35 vehicles. Greg Morse of Morse Engineering said the property is less than ½ acre, is relatively flat and has no wetlands or floodplain areas. There are four (4) easements on the site: two (2) on the left benefit Dr. Pompeo's building with sewer and drainage easements; a 4-inch easement servicing James Lane; and a right-of-way and easement running from South Main Street. Architect Theodore Touloukian is looking to widen the sidewalks along South Main Street and site the building further back than what is currently shown. The proposed coverage is less than 80%. There will be porous pavers and planters, green space along the walks and as accents, cupolas, and walk-around porches to add to the ambience. The project also promotes diverse housing alternatives.

MEMBER COMMENTS:

The Board was impressed with the presentation and are in support of the proposed development with minor comments. Member Brewer asked if the studio apartments will meet the village bylaw requirements of 750 sq. ft. minimum to 1,500 sq. ft. maximum for residential units and if the units will be rentals or condos. Vice Chair Callahan asked if the gas tanks on the property will be removed, and Ms. Malatesta said they have already been removed. Chair Glasmeier thinks the underground parking is a good idea but is concerned that flooding could be a problem.

SPECIAL TOWN MEETING (STM):

The STM is scheduled for Monday, December 13, 2021. The deadline for submitting articles and other requests is Friday, September 24, 2021. At the regular scheduled Planning meeting on Wednesday, September 22, 2021, the board will devote time to discuss the upcoming articles and to set up meeting dates and agendas to best deal with the STM. Currently there are four (4) articles from the Zoning Bylaw

Working Group to be brought forward that will impact the Planning Board: Single Lot Exemption, Frontage/Driveway Definition and Ledge Removal.

ADMINISTRATIVE:

Liaison Updates:

Eric Potter: Economic Development: Member Potter attended an Economic Development meeting and is looking forward working with this group.

Paul Grady: Community Preservation Committee (CPC): Member Grady will be involved with CPC once they start up again this month.

Clark Brewer: Elm Street Corridor Working Group: Member Brewer will be attending hearings and bringing his ideas to the Working Group.

Tom Callahan: Zoning Bylaw Working Group: Vice Chair Callahan has been involved with this group for a while and keeps the board updated on any changes, proposals, or other activities.

Amy Glasmeier: Master Plan Implementation Group: Chair Glasmeier was on the Master Plan Committee and is keenly aware of the process involved.

Grants and Status:

One Stop for Growth – Elm Street Corridor: Ms. Lind worked with Zoning to redraft the request and is expecting a response shortly. Otherwise, the town will have to seek alternative funding.

Economic Development: Chair Glasmeier is involved with a study that focuses on climate changes and the impact on resources and the community.

MOTION TO ADJOURN:

Made by Member Brewer

SECOND:

Vice Chair Callahan

ROLL CALL VOTE:

C. Brewer-Aye; T. Callahan-Aye; P. Grady-Aye; E. Potter-Aye; A. Glasmeier-Aye

MOTION PASSES:

5-0 Unanimous

Meeting adjourned at 9:45 pm.