

Town of Cohasset
Zoning Bylaw Working Group - Master Plan Implementation Committee
October 12, 2021 – Virtual Meeting via Zoom

A meeting of the Zoning Bylaw Working Group was held at 1:00 pm on October 12, 2021 virtually on Zoom.

In attendance were:

Katie Dugan, MPIC representative
Cassie Malatesta, MPIC representative
Tom Callahan, Planning Board representative
Paul Colleary, Planning Board representative
Woody Chittick, Zoning Board of Appeals representative
Peter Pescatore, Open Space & Recreation representative
Jack Creighton, Cohasset Select Board representative
Jen Oram, Assistant Director of Permits & Inspections
John Hallin, Building Commissioner & Zoning Officer

Absent:

None

The meeting was called to order at 1:05 pm.

Minutes

The working group approved the Zoning Bylaw Working Group minutes from September 23, 2021. Katie Dugan will send copies of approved minutes to Town Clerk for posting to the Town website.

Katie Dugan informed the working group that it should plan on being available for Advisory Committee meeting related to zoning articles on Wednesday, October 27 and Select Board discussion on Tuesday, November 2nd.

Update on Land Counsel Comments

Katie Dugan had circulated to the working group a copy of the revised ZWG 1, ZWG 2 and ZWG 3 which contained comments from Carolyn Murray from KP Law. All edits were marked in red text for group to review. The group briefly discussed the changes which were not substantive.

Draft Regulations re: Residential Access

Tom Callahan had circulated to the working group a draft of a combined set of regulations which included existing amended Common Driveway Regulations and a new set of Residential Access Regulations for non-subdivision private ways. This is a continuing dialogue with the working group on this topic as it ties directly to some of the definitional changes in ZWG – Changes to Definitions. Tom informed the working group that he would like to discuss further at a ZBWG meeting later in October. In addition, Katie Dugan informed the committee that the Planning Board is tentatively beginning public hearings on these proposed regulations on Wednesday, November 17th.

Draft Presentation to the Planning Board

Katie Dugan distributed to the working group late yesterday a draft presentation to provide context and evidence of the analysis done by the ZBWG on the underlying land use issues. The presentation includes the following discussions:

ZBWG Goals

- Master Plan Recommendations
- Principles of Zoning

- Comprehensive Zoning Redraft & Reorganization

Draft Zoning Articles

- **ZWG 1: Deletion of 8.3B & 8.3C**
- **ZWG 2: Changes to Residential Zoning Definitions**
- **ZWG 3: Ledge Protection**

The working group gave Katie Dugan comments on how to revise the presentation which she will reflect and distribute a final copy to the ZBWG and Planning Board by Wednesday morning. In addition, the working group discussed some of the emerging comments related to ZWG 1. The working group believes the context related to MGL 40A, Section 6 protections to many non-conforming parcels is important for the community to understand. In addition, the working has analyzed the 210 undeveloped parcels and identified the 3% of residential parcels which the working group believes could be impacted by the deletion of 8.3B.

Administrative

The meeting adjourned at 3:00 pm. The next Zoning Bylaw Working Group will be October 13, 2021 at 6:30 pm for public hearing of the STM zoning articles.

Documents

Draft Presentation to the Planning Board re: Zoning Articles_10.13.2021

9-9-21 Combined Residential Access Regulations

ANRs Memo

FY 22 CP Letter_Comprehensive Zoning Redraft & Reorganization

Undeveloped Lots for Exemption Analysis

Undeveloped Lots RB Analysis

Undeveloped Lots RA Analysis

Undeveloped Lots RC Analysis