



**TOWN OF COHASSET
ZONING BOARD OF APPEALS
SIMPLIFIED APPLICATION FOR SPECIAL PERMIT FOR DOCKS**

Is this application for special permit for a dock and float only? Yes No

If **NO**, fill out this application and the standard application.

Docket Number: _____

Address of Project: 75 Border Street

Applicant: Paul and Jill Tedeschi

Address: 55 Stockbridge Street, Cohasset, MA 02025

Phone: 508-954-5031

Applicant's Representative: Merrill Engineers and Land Surveyors

Address: 427 Columbia Road, Hanover, MA 02339

Phone: 781-826-9200

Relationship to Applicant: Engineer

Assessors' Map Page#: F6-33 Lot #: 83

Deed or Certificate#: Book: 37601 Page: 137

Is current building and lot conforming? Yes No

If no, list con-conforming dimensions: _____

Conservation Commission Order of Conditions? Yes (attach) No (Closed Hearing 7-23-20)

Planning Board Recommendation? Yes (attach) No

Chapter 91 License? Yes (attach) No

Dock Description: Elevation at entry ramp: 7.8
Length of Dock: 276'/308'± w/ gangway and float
Elevation of Dock: 8.1 (varies)
Width of Dock: 3'
Height of Highest Point (inc. rail): 7.3'
Mean High Water: 4.4
Size of Float: 10' x 20'
Number of Pilings: 62
Dimensions of Pilings: 4"x4" or 6"x6"
Number of Pilings above MHW: 54
Total ground coverage of Pilings above MHW: 6 S.F.
Distance from property sidelines: 46.4', 53.8'
Railing Height (if any) above decking 3'

General:

Will there be storage of fuel or other combustibles on this structure? No

Will there be lights on any part of the structure, if so, describe: No

ATTACH SITE PLAN AND CONSTRUCTION PLAN

(See standard application for requirements)

ATTACH FLOOD PLAIN MAP

ATTACH ABUTTERS' LIST

14: **Litigation Policy – Use of Town Counsel by the Zoning Board of Appeals (ZBA).**

The applicant must read and acknowledge the following policy of the ZBA.

When zoning relief has been approved by the ZBA, either in whole or with conditions, Town Counsel will not primarily defend any appeal against such relief brought by parties claiming to be aggrieved, without the express written consent of both the Chairman of the ZBA and the Town Manager.

The successful applicant is the appropriate party to bear expenses associated with maintaining such relief, be it a Special Permit, a Variance, or an enforcement Appeal.

Generally, the Town will enter an appearance but will mount no active defense or Discovery: it will neither initiate motions nor will it undertake depositions or interrogatories unless prior approval is given per the above.

I HAVE READ AND UNDERSTAND THE ZBA LITIGATION POLICY AND THE RULES OF PROCEDURE FOR THE ZONING BOARD OF APPEALS



Signature of Applicant's Representative

5-26-20

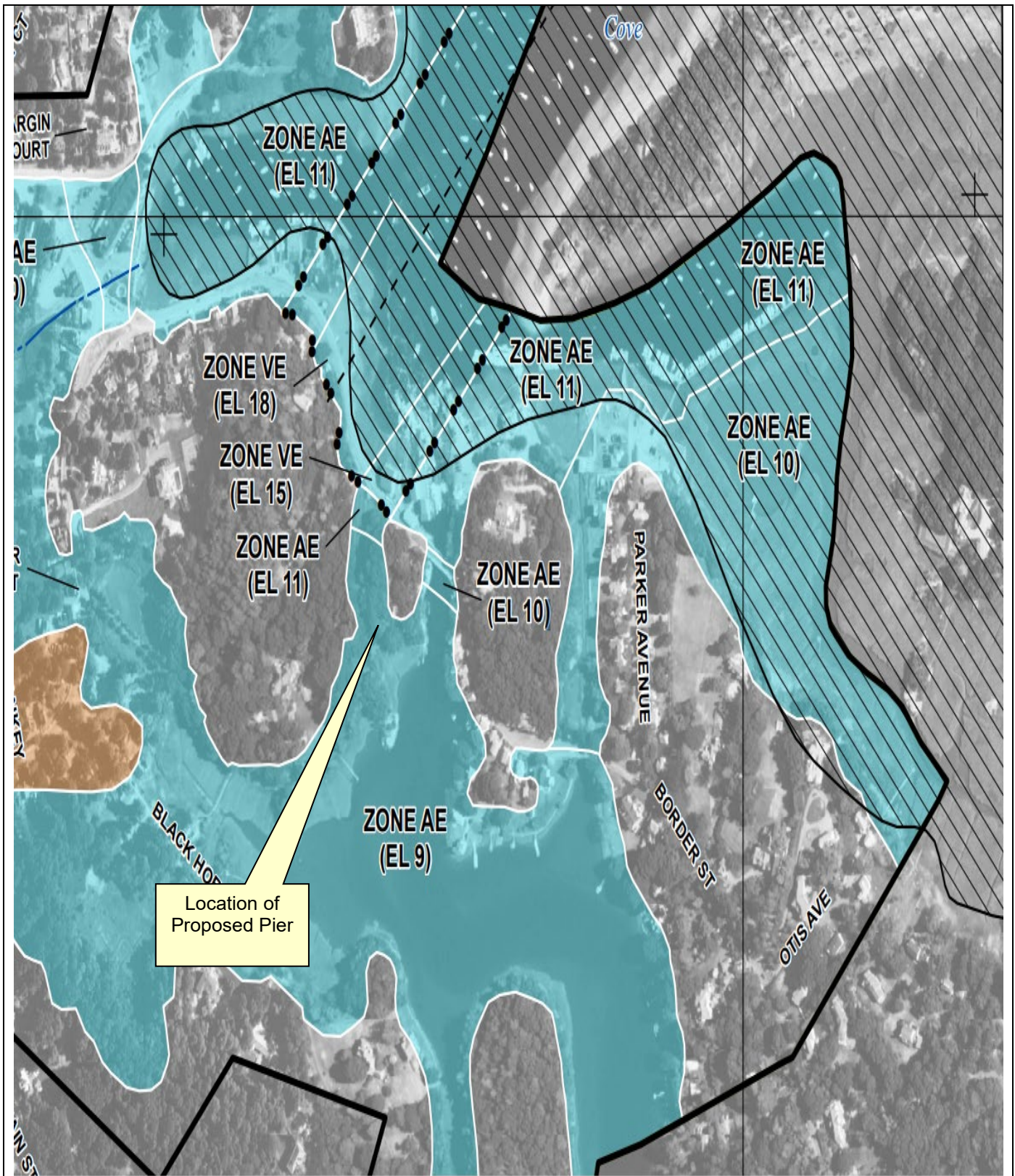
Date



Signature of Applicant

5/26/20

Date



**FEMA Map
 Proposed Residential Pier
 75 Border Street
 Cohasset, Massachusetts**

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**COHASSET
BOARD OF ASSESSORS
ABUTTERS LIST COVER SHEET**

DATE: May 21, 2020

PARCEL ID: F6-33-083

Address: 75 BORDER STREET

BOARD: Zoning Board of Appeals

REQUIREMENTS: Direct Abutters and, next abutters (within 300 feet) and directly across a public or private street or way

Board: ZONING BOARD OF APPEALS				ATTEST:		EL	05/21/2020	
Parcel ID	Owner	2nd Owner	Mailing Address	Town	State	Zip	Book & Pg	Location
Subject:								
F6-33-083	TEDESCHI PAUL M.	TEDESCHI JILL E.	55 STOCKBRIDGE STREET	COHASSET	MA	02025	37601-137	75 BORDER ST
Abutters:								
F6-32-003	BADDELEY IDA FRANCES & STONE H	IDA FRANCES BADDELEY	37 ELK DRIVE	BEDFORD	NH	03110-4	5960-462	49 BORDER ST
F6-32-002	MASSA GEORGIANA M		P O BOX 185	COHASSET	MA	02025	8671-292	51 BORDER ST
F6-37-010	COHASSET TOWN OF	COHASSET LIGHTKEEPERS CORP	P O BOX 514	COHASSET	MA	02025	2665-205	15-19 LIGHTHOUSE LN
F5-33-068A	STASZKO FAMILY, LLC		172 BEACH ST	COHASSET	MA	02025	36291-128	50 BORDER ST
F6-33-068	MASSA GEORGIANA M		P O BOX 185	COHASSET	MA	02025		60 BORDER ST
F6-33-069	GEORGE MCGOLDRICK, TRUSTEE	SEE GLASS REALTY TRUST	19 CLUBHOUSE DRIVE	HINGHAM	MA	02043	35687-566	70 BORDER ST
F6-33-070	COHLOBSTER LLC		844 ALTON ROAD SUITE 3	MIAMI BEACH	FL	33139	37171-141	82 BORDER ST
F6-33-065	DELIMA RICHARD F	DELIMA SARAH E	55 SUMMER STREET	COHASSET	MA	02025	4999-477	55 SUMMER ST
F6-33-066	BROWN JOHN M	BROWN EMILY J	30 BLACK HORSE LANE	COHASSET	MA	02025	12191-208	30 BLACK HORSE LN
F6-33-067A	BROWN JOHN M	BROWN EMILY J	30 BLACKHORSE LN	COHASSET	MA	02025	14642-343	28-R BLACK HORSE LN
F6-33-071	JANE E RILEY TRUST	PORTER JAMES M TR	81 BORDER ST	COHASSET	MA	02025	34959-45	81 BORDER ST
F6-33-072	CANTILLION PHILIP A & CATHERINE O		97 BORDER STREET	COHASSET	MA	02025	33312-206	97 BORDER ST
F6-33-073	99 BORDER ST LLC		125 NICHOLS ROAD	COHASSET	MA	02025	33312-360	99 BORDER ST
F6-33-074	LUBITZ JOHN EDWARD	LUBITZ KATHERINE POWELL	103 BORDER STREET	COHASSET	MA	02025	32351-339	103 BORDER ST
F6-33-075	BRIDGE WILLIAM G		105 BORDER STREET	COHASSET	MA	02025	36147-99	105 BORDER ST