

**AGENDA
ZONING BOARD OF APPEALS
Tuesday, January 5, 2021
7:30PM**

Virtual Meeting Via Zoom – To be Recorded and Uploaded to the website at a later date.

To join the meeting, use the information below:

Zoom Info:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/84782329790?pwd=b0pjQjhTeXhVY3N0clE5UHlINlFIUT09>

Passcode: 588484

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 847 8232 9790

International numbers available: <https://us02web.zoom.us/j/kd6UD8FYx0>

CALL TO ORDER

BOARD BUSINESS

Next Meeting Dates of the ZBA – February 2, 2021 and March 2, 2021

CONTINUED HEARINGS

7:30PM – SPECIAL PERMIT – Filed by Architect Roger Hoit, on behalf of his clients, Randall & Andrea Steele, seeks to construct a new garage at **31 River Road**. Special Permit per §300-8.7. **File #29.09.14. Application amended to include \$300.**

7:40PM - SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their clients, Thomas and Eileen Norton, seeks to construct an addition in the rear setback at **62 Rust Way**. Special Permit per §300-8.7.B. **File #20.10.15. APPLICANT HAS REQUESTED A CONTINUATION UNTIL FEBRUARY 2, 2021.**

7:45PM – SPECIAL PERMIT – Filed by Adam J. Brodsky, Esq., on behalf of his clients, **CHI Elm Street Realty, LLC**. Special Permit per §300-9.6. The applicants seek a Special Permit in the Floodplain and Watershed Protection District in connection with a mixed-use development project at **124 and 87 Elm Street**. The proposed project is for twenty-nine (29) multifamily residential units and other public access points, including a waterfront public park, shoreline access, a view corridor and commercial spaces throughout the properties. **File #20.05.19.**

8:00PM SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their client, Louisa Kasdon, seeks to construct a new detached garage and a dock at **88 Beach Street**. Special Permit per §300-9.7.H. **File #20.11.09a.**

8:05PM - SPECIAL PERMIT – Filed by Morse Engineering, on behalf of their client, **72 North Main Street Nominee Trust**, seeks to construct a dock. Special Permit per §300-9.7 and §300-4.2. **File #20.11.09b**

NEW HEARING

8:10PM - SPECIAL PERMIT Filed by Cavanaro Consulting on behalf of their client, Roger W. Wade, seeks to enlarge the detached garage in the Flood Plain and add a living area above the garage at **73 Whitehead Road**. Special Permit per §300-8.7.B, §300.9.11 File #20.12.10

DELIBERATIONS

9:00PM - SPECIAL PERMIT – Filed by Architect Roger Hoit, on behalf of his clients, Randall & Andrea Steele, seeks to construct a new garage at **31 River Road**. Special Permit per §300-8.7. File #29.09.14

9:15PM SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their clients, Thomas and Eileen Norton, seeks to construct an addition in the rear setback at **62 Rust Way**. Special Permit per §300-8.7.B. File #20.10.15

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10:00PM SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their client, Louisa Kasdon, seeks to construct a new detached garage and a dock at **88 Beach Street**. Special Permit per §300-9.7.H. **File #20.11.09a**.

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BOARD BUSINESS

Minutes Approval – TBD

- Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting.
- ADJOURNMENT

Please note that agenda times may not match the hearing advertised time.

Meeting Protocol

Discussion during Board meetings should always be courteous and respectful, and should be confined to the subject under consideration. Sarcasm is generally not respectful, and the subject under consideration does not include the individual's debate. All statements and questions should be directed to the Chairman, who will ask the appropriate person to respond. Additional Zoning Board of Appeals Rules and Procedures are available for viewing at www.cohassetma.org