

DROHAN TOCCHIO & MORGAN, P.C.

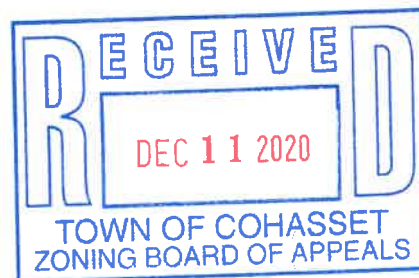
ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile: (781) 741-8865

ADAM J. BRODSKY
abrodsky@dtm-law.com

December 8, 2020

Via Email and Federal Express

Carol St. Pierre
Town Clerk
Town of Cohasset
41 Highland Avenue
Cohasset, Massachusetts 02050



**Re: Randall Steele
31 River Road
Request to Amend Special Permit Application**

Dear Ms. St. Pierre,

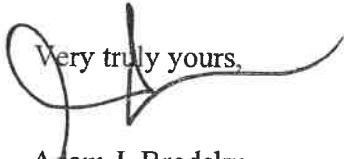
This office represents Randall Steele with respect to the referenced matter. Enclosed for filing please find the following:

1. Special Permit Application (noting that Application is a Request to Amend Pending Application);
2. Letter from Adam J. Brodsky, Esq., to S. Woodworth Chittick, Chairman, Zoning Board of Appeals, regarding Request to Amend Special Permit Application;
3. Proposed Garage Plan, 31 River Road, Cohasset, prepared by Morse Engineering Co. Inc, dated May 26, 2020, as revised (one 24x36 copy and two 11x17 copies);
4. Architectural drawings prepared by Roger O. Hoit, AIA, entitled Workshop and Garage Floor Site Layout Plan, dated May 5, 2020, as revised (three 11x17 copies).

We requested a Certified Abutters list from the Assessors Office which will be provided directly to the Zoning Board of Appeals office (see letter attached).

Thank you for your attention to this matter.

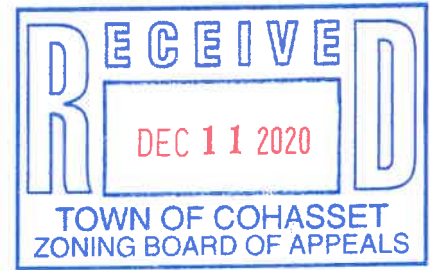
Very truly yours,


Adam J. Brodsky
Drohan Tocchio & Morgan, P.C.

Enclosures

Carol St. Pierre, Town Clerk
December 8, 2020
Page 2 of 2

cc: Jennifer Oram, Assistant Director Planning
S. Woodworth Chittick, Chairman, Zoning Board of Appeals
Randall Steele (via email)
Roger and Nancy Hoit (via email)



**TOWN OF COHASSET
ZONING BOARD OF APPEALS**

**THE UNDERSIGNED HEREBY APPLIES TO THE BOARD OF APPEALS IN
THE NATURE OF:**

_____ A petition for VARIANCE of the requirements of Section _____
of the zoning Bylaw.

X _____ A petition for SPECIAL PERMIT pursuant to Section 300-9.6
and/or 300-9.11
of the zoning Bylaw.

_____ An APPEAL from the attached decision dated _____

_____ A Comprehensive Permit/40B

and such OTHER AND FURTHER RELIEF as the Board deems appropriate

AND IN SUPPORT THEREOF REPRESENTS AS FOLLOWS:

Legal owner of land ("Applicant"):

1. Steele Family Trust

a. Address: 31 River Road, Cohasset, MA

b. Phone: _____

2. If Applicant requests another person to represent its interests at the hearing ("Applicant(s) Representative"), please state their name, address, phone and property interest:

a. Name: Adam J. Brodsky, Esq. of Drohan Tocchio & Morgan, P.C.

b. Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Amended December 3, 2012

c. Phone (781) 749-7200

d. Relationship to applicant (e.g. builder, architect, prospective owner)

Attorney

3. Description of this property:

a. Address: 31 River Road

b. Assessors' Map: Page # _____ Plot # F8-35-028

c. Deed as recorded in NORFOLK COUNTY REGISTRY OF DEEDS:

certificate # _____ in book # 35509 at page # 542

4. Zoning District: Residence B Overlay District (if any) Floodplain and Watershed Protection District

5. Has an application for relief from Zoning Bylaws ever been filed for this parcel?

YES/NO YES DATE (if yes) 9/14/20

Explain (if yes):

Special Permit pursuant to 300-8.7. This request is to amend the pending application.

6. Nature of proposed construction, use or relief sought Structure in Floodplain

7. Date of principal structure / dwelling was built (if applicable): 1930

Date and nature of other structures/additions: garage/workshop

8. Area Regulations (Section 5.3.1) REQUIRED EXISTING PROPOSED

a. Area (lot size) 35000 s.f 93,349 _____

b. Frontage 50' 207.67 _____

c. Lot width 125' 148.68 _____

d. Front setback 30' _____ 170' +/-

e. Rear setback 30' _____ 76.6' +/-

f. Side setback #1 20' 9'2"-11'5" 11'5"-13'2"

g. Side setback #2 20' _____ 127' +/-

h. Building height 35' _____ 21'

Amended December 3, 2012

- i. coverage (structural) _____
- j. coverage (building) 20% _____
- k. ground area coverage (required only for applications for a special permit pursuant to sec. 9.1.1). _____

9. Do present structure(s) and use conform to all other provisions of the Zoning Bylaw? Yes: _____ No: X If not, explain: _____

Existing garage not flood-compliant and located in side yard setback

10: Is this parcel connected to Town Sewer? Yes: _____ No: X
If Yes, state location, and area dimensions: _____

11. Does the owner/applicant own adjacent land? Yes: _____ No: X
If Yes, state location, and area dimensions: _____

12. Plans submitted herewith are drawn to scale, accurately show all details relevant to the relief being requested, and are complete per Section 2.2 of the Rules of Procedures of the Zoning Board of Appeals:

ALL PLANS

- a. drawn to scale with dimensions on every plan Yes (yes/no)
- b. if addition/alteration, proposed construction outlined or in red Yes (yes/no)
- c. each plan stamped by registered engineer, land surveyor, or architect (as appropriate) Yes (yes/no)

SITE PLAN

- a. Twelve (12) copies of a site plan @1" = 20' 1 full; 2 11x17 (yes/no)
- b. North arrow Yes (yes/no)
- c. Lot lines/ dimensions & lot area Yes (yes/no)
- d. Structural & building coverage calculations _____
- e. Flood Plain & Zoning Districts (as applicable) Yes (yes/no)
- f. Locations/dimensions of all buildings, driveways, parking areas & other structures Yes (yes/no)

- g. Boundary lines, names of owners, and locations/
dimensions of all buildings, driveways & parking areas
on all immediately adjacent properties Yes _____ (yes/no)
- h. Dimensions of all adjacent streets, sidewalks and
rights-of-way; street names Yes _____ (yes/no)

CONSTRUCTION PLANS

- a. At a scale not smaller than ¼ inch = 1 foot Yes _____ (yes/no)
- b. Showing the existing structure(s) as well as
all proposed alterations/new construction Yes _____ (yes/no)
- c. Showing at least 4 exterior elevations
(front, rear, left & right sides) Yes _____ (yes/no)
- d. Showing all heights on all exterior renderings Yes _____ (yes/no)
- e. Other renderings/photographs (optional) Yes _____ (yes/no)

13: The following pages provide an accurate list of the abutters and the owners of the land next adjoining abutters: **STAMPED AS CERTIFIED BY BOARD OF ASSESSORS** (Stamped Abutter’s List must be presented with application filing)

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.

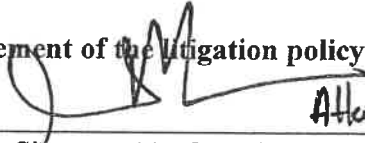
When zoning relief has been approved by the ZBA, either in whole or with conditions, Town Counsel will not primarily defend any appeal against such relief brought by parties claiming to be aggrieved, without the express written consent of both the Chairman of the ZBA and the Town Manager.

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.

Sign for acknowledgement of the litigation policy:

Date: 12/10/20


Signature(s) of Applicant(s) Representatives, if any

Attorney for Applicant

Date: _____

Signature(s) of Applicant(s)

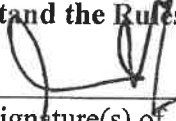
**

Date: _____

Signature(s) of Owner

15. I have read and understand the Rules of Procedure of the Board of Appeals:

Date: 12/10/20


Signature(s) of Applicant(s) Representatives, if any

Attorney for Applicant

Date: _____

Signature(s) of Applicant(s)

**

**Application must be signed by legal owner of the land ("Applicant").

DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile (781) 740-4335
www.dtm-law.com

ADAM J. BRODSKY
abrodsky@dtm-law.com

December 8, 2020

Via Email and Federal Express

S. Woodworth Chittick, Chairman
Zoning Board of Appeals
Town Hall
41 Highland Avenue
Cohasset, MA 02025

Re: Randall Steele
31 River Road, Cohasset
Request to Amend Special Permit Application

Dear Mr. Chittick:

You will recall that this office represents Randall Steele regarding this matter. Mr. Steele is seeking a Special Permit pursuant to § 300-8.7 of the Town of Cohasset Zoning Bylaw (the "Zoning Bylaw") to construct an addition to an existing garage/ workshop at the property at 31 River Road, Cohasset, Assessor's Parcel F8-35-028.

At the last hearing before the ZBA on this matter, it was agreed that Mr. Steele would amend his application to include a specific request for a Floodplain Special Permit because a portion of the project is located within the Floodplain and Watershed Protection District. According, Mr. Steele respectfully amends his application for Special Permit to include relief in accordance with § 300-9.6 and/or § 300-9.11 of the Zoning Bylaw. In order to comply with the statutory public notice requirement, Ms. Oram has kindly agreed to post and publish an amended public notice and provide notice to the abutters.

I. Existing Conditions and Proposed Garage/Workshop Project

The Steele Family Trust holds title of the Property by virtue of deed recorded with the Norfolk County Registry of Deeds at Book 35509, Page 542. The Property is shown on the Town of Cohasset Assessor's Maps as Parcel ID F8-35-028 and comprises approximately 2.2 acres with frontage on River Road. The Property is improved with a single-family dwelling and one car garage/workshop. The existing garage is nonconforming and encroaches into the 20 foot side yard

setback. The Property is situated in the Residence B Zoning District. A portion of the locus lies in FEMA Flood Zone "AE" as shown on FEMA Community Map Panel 25021C 0256E dated July 17, 2012.

Mr. Steele is seeking a Special Permit to construct an approximate 24.4' x 30' addition to the existing garage/workshop. The Workshop is generally depicted on the following:

- Proposed Garage Plan, 31 River Road, Cohasset, prepared for Randall Steele by Morse Engineering Co., Inc., dated May 26, 2020, as revised (the "Morse Plan"); and
- Architectural drawings prepared by Roger O. Hoit, AIA, Architect, entitled Workshop and Garage Floor Plans Site Layout Plan (A25, A26, A32) dated May 5, 2020, as revised.

I. The Garage/Workshop Meets the Requirements Set Forth in § 300-9.6 and/or § 300-9.11.

The project implicates § 300-9.6 of the Zoning Bylaw because a portion of addition (approximately 51 s.f.) is proposed to be located in FEMA Zone AE and thus falls within the Floodplain and Watershed Protection District as that district is defined per § 300-9.2 of the Zoning Bylaw. For the reasons set forth below, the addition meets the requirements of § 300-9.7H:

- 1. The proposed structure or use is not subject to damage by flooding or waves, nor is land unsuitable for the proposed structure or use because of drainage conditions.**

Only a small portion of the addition will be located in the Floodplain and the new structure will be constructed to comply with the Flood Resistant Construction Requirements of the Massachusetts Building Code. The addition was not subject to damage by flooding and the land is not unsuitable for the proposed use because of drainage conditions.

- 2. If the land is subject to tidal action or adjacent to tidal waters, the proposed structure or use is not less than 10 feet above mean sea level.**

The Property is not subject to tidal action or adjacent to tidal waters.

- 3. The proposed construction use and/or change in grade will not obstruct or divert flood flow or reduce natural flood storage capacity to the extent of substantially raising the high water level in the same or adjoining districts.**

The project is sited on 2.2 acres of land and only a portion of the project is in the Floodplain. The proposed construction of the addition will have no measurable effect on the flood flow or nature flood storage capacity.

- 4. The proposed system of drainage and/or private sewage disposal will not cause pollution or otherwise endanger property or the public health.**

Please see above. There is no need for sewage disposal with regard to the garage/workshop as there will be no restrooms therein.

- 5. The proposed use of the land does not derogate substantially from the purposes of the Floodplain and Watershed Protection District as set forth above or the purposes of this bylaw.**

The project does not derogate from the purpose of the Floodplain and Watershed Protection District. The project will not have a measurable impact to the natural flow patterns of the nearby wetland and marshes or to the water table. There will also be no measurable increase in flood hazards at or around the Property.

Alternatively, a Special Permit may be granted under § 300-9.11 because Mr. Steele is proposing to extend and enlarge a nonconforming structure and the ground area coverage of the structure on the lot will not be increased by more than 20%, by the enlargements.

II. Conclusion

By this submission, Mr. Steele seeks to amend his application for Special Permit under §300-8.7, to add a request for relief under § 300-9.6 and/or § 300-9.11 of the Zoning Bylaw

Should you require any additional information, please do not hesitate to contact us. Thank you for your consideration.

Very truly yours,

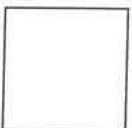


Adam J. Brodsky
Drohan, Tocchio & Morgan, P.C.

Enclosure

cc: Jennifer Oram (via email)
Randall Steele (via email)
Nancy and Roger Hoit (via email)

ROGER O. HOLT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL. 781-749-5563

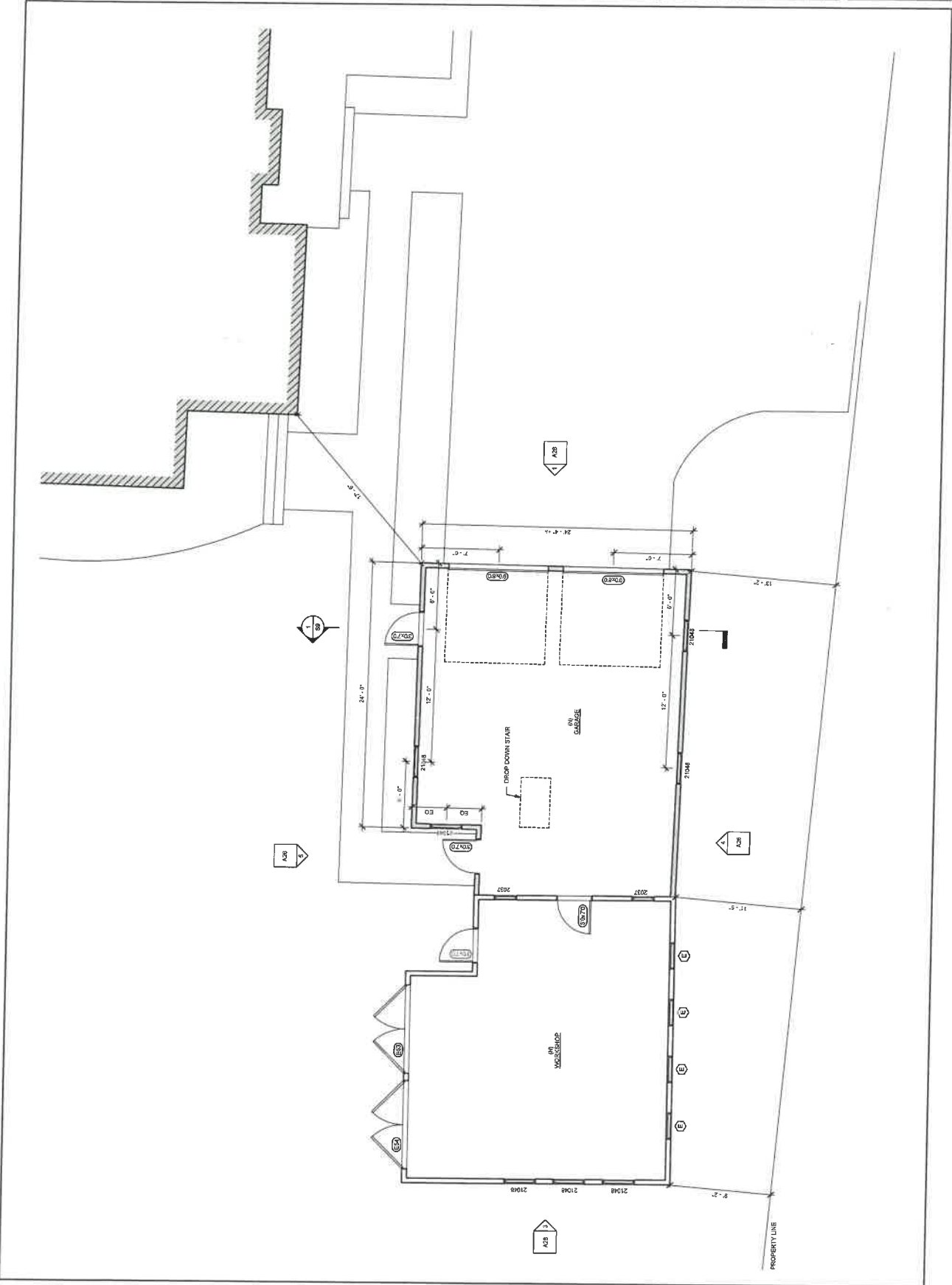


Additions and Renovations to the Residence of
 Randall and Andrea Steele
 31 River Road
 Cohasset, MA 02025

REVISIONS

PROJECT NUMBER	
DATE	08.10.20
SCALE	1/8" = 1'-0"
DRAWN BY	JS
CHECKED BY	RSH

DRAWING NUMBER
A25
 (N) WORKSHOP &
 GARAGE FLOOR
 PLAN
 PROGRESS DOCUMENTS



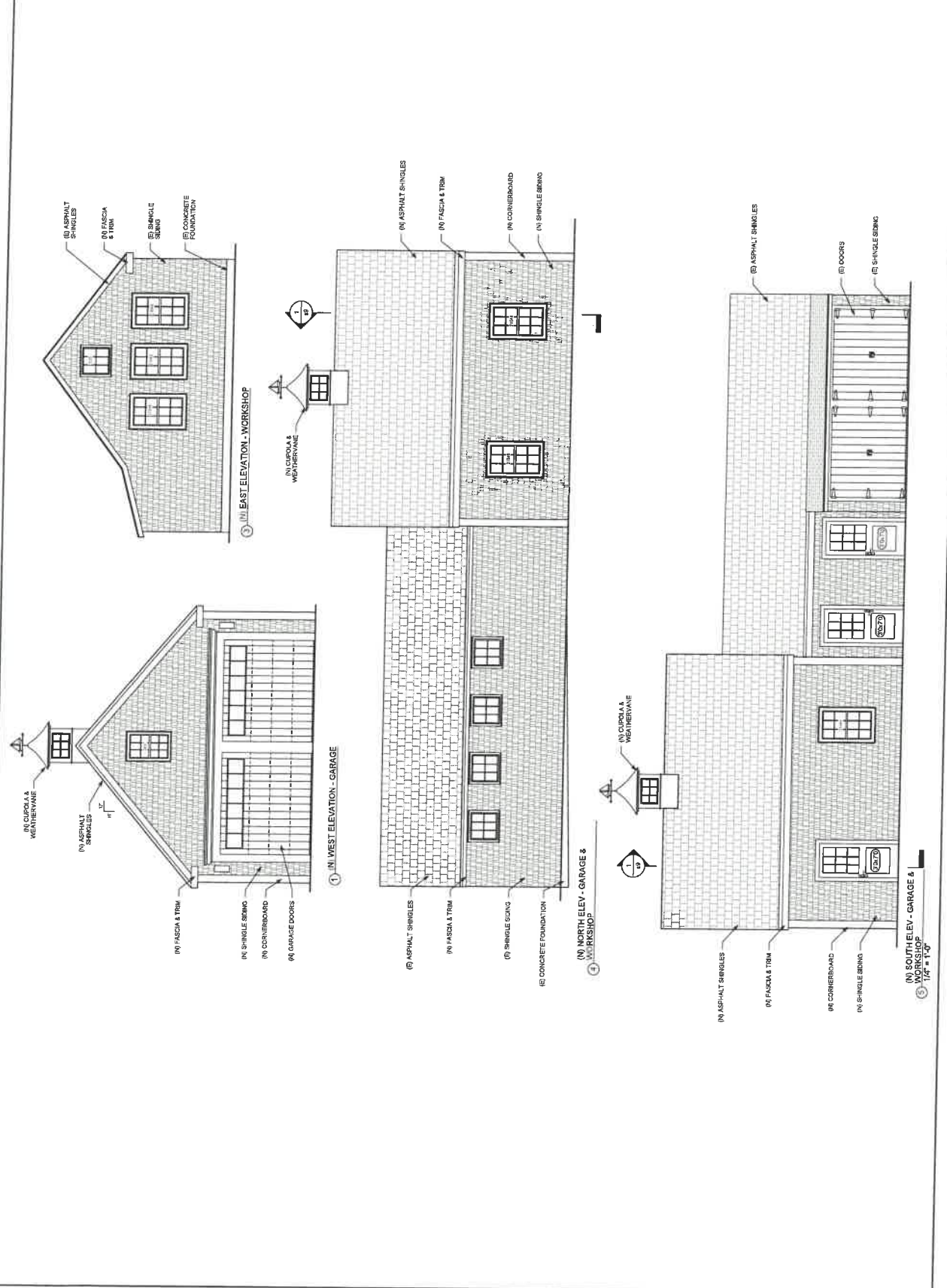
ROGER O. HOLT, AIA
 ARCHITECT
 1175 MAIN STREET HINGHAM, MA 02043
 TEL: 781-749-5563

Additions and Renovations to the Residence of
 Randall and Andrea Steele
 31 River Road
 Cohasset, MA 02025

REVISIONS:

PROJECT NUMBER	(N) WORKSHOP & GARAGE
DATE	05.05.20
SCALE	1/8" = 1'-0"
DRAWN BY	AS
CHECK BY	RCH

DRAWING NUMBER
A26
 (N) WORKSHOP & GARAGE
 ELEVATIONS
 PROGRESS DOCUMENTS



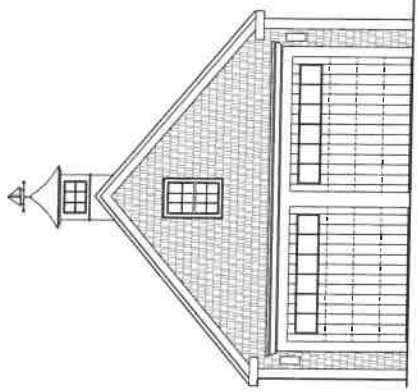
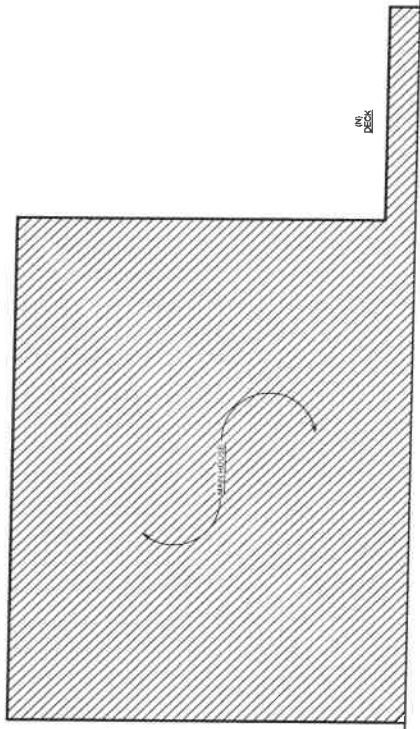
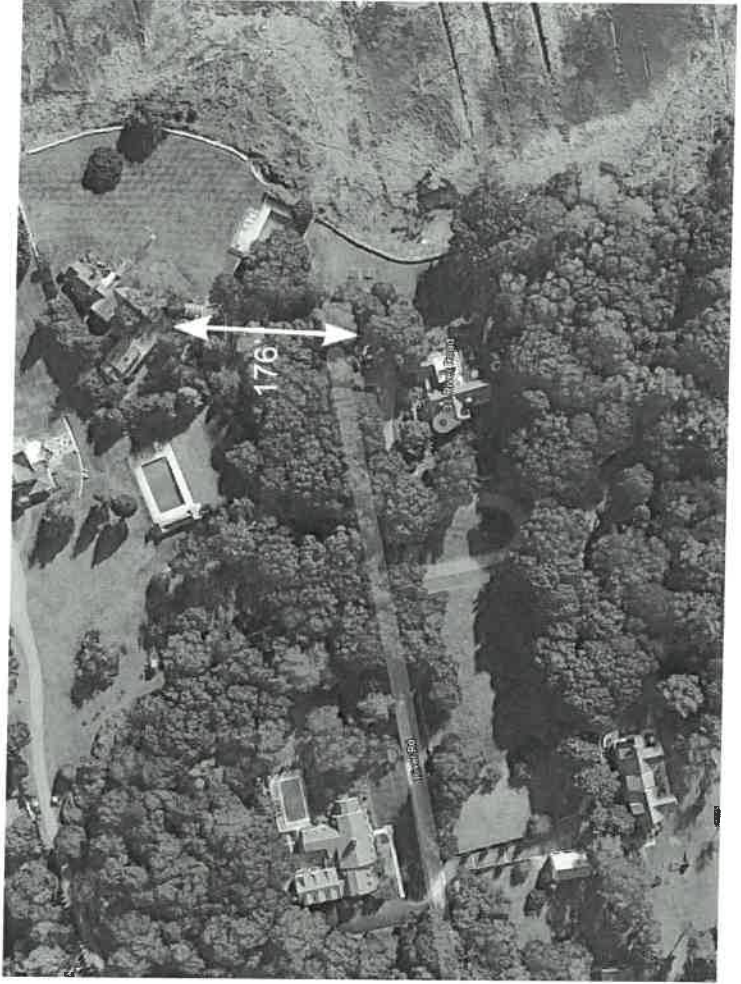
ROGER O. HOIT, AIA
ARCHITECT
1175 MAIN STREET HINGHAM, MA 02043
TEL. 781-749-5563

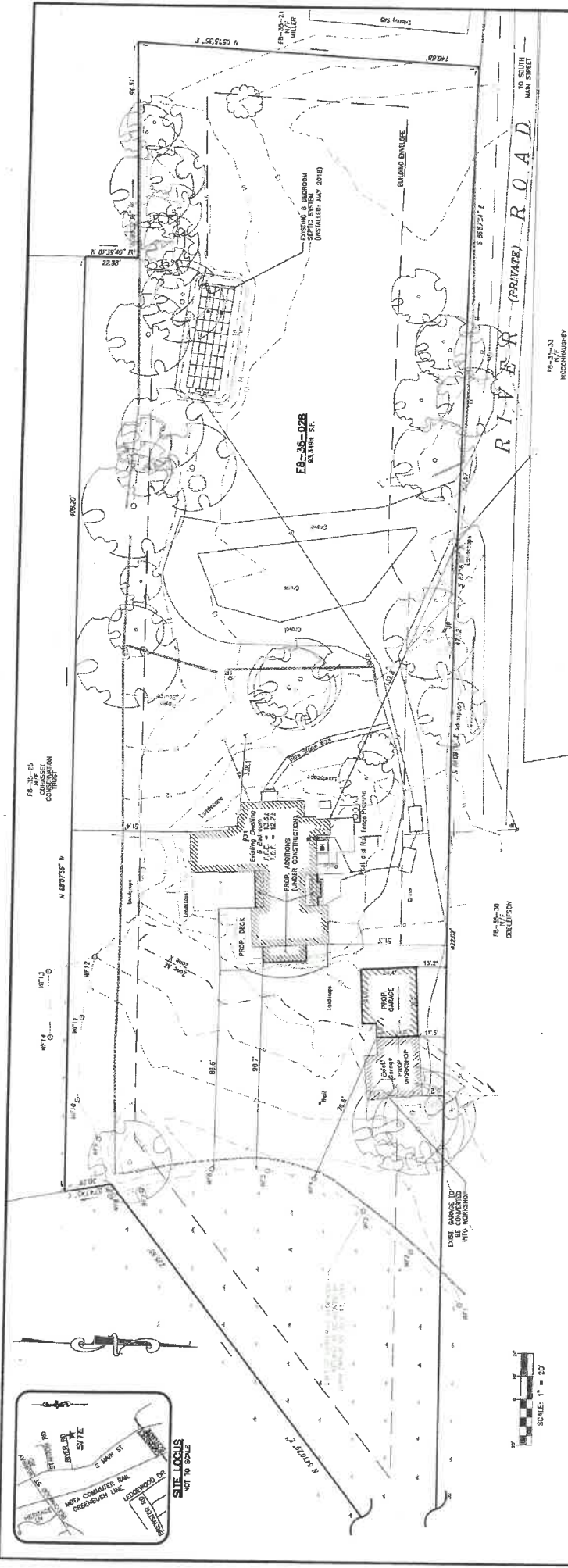
Additions and Renovations to the Residence of
Randall and Andrea Steele
31 River Road
Cohasset, MA 02025

REVISIONS:

PROJECT NUMBER:
DATE: 05/05/20
SCALE: 1/8" = 1'-0"
DRAWN: JS
CHECK: RSH

DRAWING NUMBER:
A32
(IN GARAGE TO
MAIN HOUSE)
PROGRESS DOCUMENTS





ZONING TABLE

RESIDENCE B ZONE: ALL YARD SETBACKS TO BE OBSERVED BY THE BUILDING INSPECTOR.
 MIN. LOT AREA: 35,000 S.F.
 MIN. LOT FRONTAGE: 50'
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 30'
 SIDE YARD SETBACK: 30'
 MAX. BLD. COVERAGE: 30%

SITE NOTES

1. LOT'S TO BE WITHIN A 600' RESERVATION THAT A RESERVATION AREA.
2. ALL WETLANDS LOCATED ON PROPERTY ARE SHOWN ON PLAN.
3. ALL WETLANDS ARE SHOWN FROM RECORDED DEED (DEED 35000 PK. 544) DATED 07/11/2018.
4. LOT'S ARE IN FEMA FLOOD ZONE "X" AND ZONE "AE" AS SHOWN ON FEMA COMMUNITY FLOOD INSURANCE PLAN (FIRM) 18030C0001A. FLOOD RISK IS IN SPECIAL FLOOD ZONE.
5. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
6. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
7. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
8. RECORD OWNER: RANDALL STEEL, TRUSTEE
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14. RECORD OWNER: RANDALL STEEL, TRUSTEE
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15. RECORD OWNER: RANDALL STEEL, TRUSTEE
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16. RECORD OWNER: RANDALL STEEL, TRUSTEE
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17. RECORD OWNER: RANDALL STEEL, TRUSTEE
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18. RECORD OWNER: RANDALL STEEL, TRUSTEE
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19. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
20. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544

GENERAL NOTES

1. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
2. RECORD OWNER: RANDALL STEEL, TRUSTEE
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15. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
16. RECORD OWNER: RANDALL STEEL, TRUSTEE
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18. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
19. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544
20. RECORD OWNER: RANDALL STEEL, TRUSTEE
 PORTUGAL RESERVATION OF DEEDS BOOK 35009 PAGE 544



ENGINERED BY: MORSE ENGINEERING INC. 19 UNION STREET, COHASSET, MASSACHUSETTS 02025

PROJECT: PROPOSED GARAGE PLAN
 34348 S.F.
 34348 S.F.

DESIGN: MORSE ENGINEERING INC. 19 UNION STREET, COHASSET, MASSACHUSETTS 02025

DATE: 5/28/2020

SHEET: 1 OF 1

DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile: (781) 741-8865

ADAM J. BRODSKY
abrodsky@dtm-law.com

December 8, 2020

Via Email and First-Class Mail

Leisa Legge
Town of Cohasset Assessors' Office
Town Hall
41 Highland Avenue
Cohasset, Massachusetts 02050

Re: 31 River Road, Cohasset
Request for Certified Abutters Lists

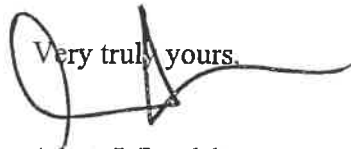
Dear Ms. Legge,

This office represents Randall Steele with regard to matters involving his property located at 31 River Road, Cohasset (the "Property"). Attached please find request for Certified Abutters List related to Mr. Steele's request to amend Special Permit Application for the Property. Also enclosed is a check in the amount of amount of \$25.00 as the filing fee for the same.

As discussed, Jennifer Oram is assisting us with this matter, and the Certified Abutters List can be provided directly to her.

Thank you for your attention to this matter.

Very truly yours,



Adam J. Brodsky
Drohan Tocchio & Morgan, P.C.

Enclosures

**COHASSET BOARD OF ASSESSORS
CERTIFIED ABUTTERS LIST REQUEST**

*A \$25.00 fee is required at the time of request.
Please make checks payable to the Town of Cohasset*

Date: December 7, 2020

Owner's Name: Steele Family Trust

Subject Property Location: 31 River Road

Parcel ID Number: F8-35-028

Requesting Board: Zoning Board of Appeals

Applicant (if different than owner): Randall Steele, Trustee

Applicant Phone Number: _____

Date Payment Received by Assessors Office: _____

Please allow 10 working days for completion of the list

HOLD TO USE TO VIEW THE CHECK ONLINE. SCAN THE QR CODE OR ENTER THE CHECK NUMBER.

33114

D&M
DROHAN TOCCHIO & MORGAN P.C.
ATTORNEYS AT LAW

175 DERBY ST. STE. 30
HINGHAM, MA 02043

ROCKLAND TRUST COMPANY
MILFORD, MA 01757

53-447/113



12/8/2020

PAY TO THE
ORDER OF TOWN OF COHASSET

\$ 25.00

Twenty-Five and 00/100***** DOLLARS

TOWN OF COHASSET
41 Highland Ave
Cohasset, MA 02025

2 SIGNATURES REQUIRED OVER \$2500.00



[Signature]
AUTHORIZED SIGNATURE

MEMO

⑆033114⑆ ⑆011304478⑆ 7938002552⑆

DROHAN TOCCHIO & MORGAN, P.C.

TOWN OF COHASSET
6510 - Client Expense

AJB / 10676.1 / Abutters List

12/8/2020

33114

25.00

OPERATING Account

25.00