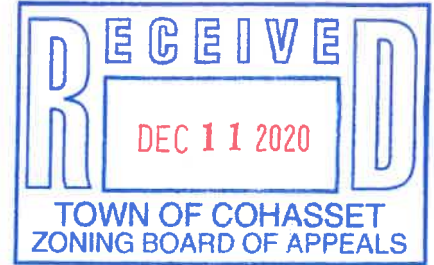


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December 8, 2020

## 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)