

**AGENDA - REVISED**  
**ZONING BOARD OF APPEALS**  
**Tuesday, April 6, 2021**  
**7:00PM**

**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/88270224817?pwd=eFNtQjNuVlF5aldycnh5SQ1NwQ1Z6dz09>

Passcode: 757995

Or join by phone:

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

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

Webinar ID: 882 7022 4817

**7:00PM CALL TO ORDER**

**BOARD BUSINESS**

**Next Meeting Dates of the ZBA** – May 4, 2021 & June 1, 2021

7:00PM

- **PRESENTATION BY THE ZONING BYLAW WORKING GROUP – Katie Dugan, Chair MPIC**
- **Review of Proposed Zoning Bylaws for ATM – ZBA Recommendation Vote**
  - **Use Variance, Land Alteration Bylaw & Sunsetting of SMROD**

**CONTINUED HEARINGS**

**7:30PM – 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**. Application amended to include relief under §300-8.7.B to extend the existing non-conforming use of the parking lot.

**7:35PM - 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 - This hearing will be continued to the May hearing per the request of the applicant.**

**7:40PM – SPECIAL PERMIT** – Filed by Adam Brodsky, Esq., on behalf of his client, John Schiavo, Trustee, Shiavo Family Trust, seeks to construct a mixed-use structure with three commercial units on the first floor and three residential units on the second floor at **147 South Main Street**. Special Permits per sections §300-8.7., §300-8.8, §300-9.7H and §300-14.4.C.(5). **File #21.02.03**

**NEW HEARINGS**

**8:00PM – SPECIAL PERMIT** – Filed by Adam Brodsky, Esq., on behalf of his client Brian Crumley, seeks to construct a dock at **137 Nichols Road**. Special Permit per section §300-9.7. **File #21.03.09a.**

**8:15PM – SPECIAL PERMIT** – Filed by Thomas and Melissa Baker, seeking to construct an addition, increasing the height and mass of the building over the existing nonconforming house footprint at **18 Black Rock Road**. Special Permit per section §300-8.7.B. File #21.03.09b.

### **DELIBERATIONS**

**9:00PM - 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. Application amended to include relief under §300-8.7.B to extend the existing non-conforming use of the parking lot.

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**9:45PM – SPECIAL PERMIT** – Filed by Adam Brodsky, Esq., on behalf of his client Brian Crumley, seeks to construct a dock at **137 Nichols Road**. Special Permit per section §300-9.7. File #21.03.09a

**10:00PM – SPECIAL PERMIT** – Filed by Thomas and Melissa Baker, seeking to construct an addition, increasing the height and mass of the building over the existing nonconforming house footprint at **18 Black Rock Road**. Special Permit per section §300-8.7.B. File #21.03.09b.

### **BOARD BUSINESS**

**Minutes Approval** – November 10, 2020, December 1, 2020 & March 2, 2021

- 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](http://www.cohassetma.org)*