

Clark Brewer, Architect

26 October 2021

AIA - NCARB - LEED AP
262 North Main Street, Cohasset, MA 02025
clarkbrewer@comcast.net
(781) 424-9927 cell

To: S. Woodworth Chittick, Chairman; Cohasset Zoning Board of Appeals

RE: 15 Dolan Lane (lot B) – application for special permit, supplemental documentation.

Revised building and structural coverage calculations:

Zoning bylaw reference: table of regulations notes, section 7. Not more than 50% of wetland areas shall be used in determining maximum coverage.

Lot size is 44,521 sf
Non wetland area is 27,620 sf
Wetland flagged area is 16,901 sf at 50% is 8,450 sf
Lot size for revised coverage calculation is 36,070 sf
Maximum lot coverage, 30% revised lot size is 10,821 sf, **proposed is 3,588 sf or 1/3 of allowed**
Maximum permitted building coverage at 20% is 7,214 sf, **proposed is 2,168 sf or 1/3 of allowed**

Revised area and volume calculation in front setback:

Calculations were performed using 50' from center of way,
Existing structures and accessory buildings in 50' setback area is 1,187 sf
Proposed building in 50' setback area is 942 sf

Net reduction of area in setback is 245 sf

I also performed an existing compared with proposed volumetric calculation, the net increase in building volume is 6,941 cubic feet.

Neighbor review confirmation notes:

I spent some time reviewing the planned project with abutters and neighbors individually, answering any questions and concerns. There were no major questions or concerns. See attached email notes:

- Diana Karcher, 264 North Main Street (Dolan Lane)
- Teresa and Rob Backus, 264A North Main Street (Dolan Lane)
- Joe Walsh, 270 North Main Street
- Janice Batts, 256 North Main Street
- Amy and Jesse Richards, 265A North Main Street
- Jack Buckley, 272 North Main Street

Respectfully submitted,



Clark H. Brewer

Clark Brewer

From: Diana Karcher <grumkarcher@gmail.com>
Sent: Monday, October 25, 2021 3:57 PM
To: Clark Brewer
Subject: Re: zba draft plans

Hi Clark I have received your plans and I have reviewed them and gone over my questions with you. Thanks for being thoughtful
Diana

On Thu, Oct 21, 2021 at 12:17 PM Clark Brewer <clarkbrewer@comcast.net> wrote:

Hi Diana, if it possible for you to send an email saying you have reviewed the plans and don't have any specific questions on what is planned, that would be fine and appreciated. I have an email note from Batts, Walsh, Jesse and Amy across North Main, Jack Buckley and Teresa/Rob are working on something similar. Can't think of anyone else who would have an interest in my little project. Clark

From: Clark Brewer [mailto:clarkbrewer@comcast.net]
Sent: Monday, October 04, 2021 12:47 PM
To: 'Diana Karcher' <grumkarcher@gmail.com>
Subject: RE: zba draft plans

Hi Diana, this is the substance of the zba application. Take a look and let me know if you have any questions. Clark

From: Clark Brewer [mailto:clarkbrewer@comcast.net]
Sent: Friday, October 01, 2021 2:41 PM
To: 'backusrt@gmail.com' <backusrt@gmail.com>
Subject: zba draft plans

Hi Teresa and Rob: I put together these preliminary plans for the lot where the boat and garage are for the zba. There is some technical mumbo jumbo included here, the site plan is a bit busier than I would like and its hard to say what the zoning board is going to be excited about. I am asking for front setback relief, under the special permit part of the bylaw because the old boat structure exists. The proposed new house is relatively modest at a story and half and under 3000 sf. It would be not closer than 15' from the property line, an average of 20', 30' is the requirement. The garage would be 50' from the property line. Let me know what questions and if you want to take a look at the real paper drawings together, that would be great too. Submission to the zba is scheduled for this Wednesday, the 6th. If it is possible a letter of support or that you have not concerns on the setback relief or any thoughts you have is great. Clark

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781 424 9927 cell clarkbrewer@comcast.net

Clark Brewer

From: Teresa Backus <backusrt@gmail.com>
Sent: Monday, October 25, 2021 5:29 PM
To: Clark Brewer
Subject: Re: zba draft plans

Good afternoon Clark,

Thanks for sharing the preliminary plans for your lot. We have looked at the plans and have no questions at this time.

Thanks,
Rob and Teresa Backus
264A N Main St
Cohasset, MA 02025

On Oct 1, 2021, at 2:41 PM, Clark Brewer <clarkbrewer@comcast.net> wrote:

Hi Teresa and Rob: I put together these preliminary plans for the lot where the boat and garage are for the zba. There is some technical mumbo jumbo included here, the site plan is a bit busier than I would like and its hard to say what the zoning board is going to be excited about. I am asking for front setback relief, under the special permit part of the bylaw because the old boat structure exists. The proposed new house is relatively modest at a story and half and under 3000 sf. It would be not closer than 15' from the property line, an average of 20', 30' is the requirement. The garage would be 50' from the property line. Let me know what questions and if you want to take a look at the real paper drawings together, that would be great too. Submission to the zba is scheduled for this Wednesday, the 6th. If it is possible a letter of support or that you have not concerns on the setback relief or any thoughts you have is great. Clark

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<29sept zba all drawings.pdf>

Clark Brewer

From: dwalsh0134@gmail.com
Sent: Tuesday, October 12, 2021 3:25 PM
To: 'Clark Brewer'
Subject: RE: zba and other

Thanks Clark,
I explained your plans to my dad and he didn't have any questions.

David

From: Clark Brewer <clarkbrewer@comcast.net>
Sent: Tuesday, October 12, 2021 10:53 AM
To: 'David Walsh' <dwalsh0134@gmail.com>
Subject: zba and other

I called and sent an email to the building inspector about the commercial fill on staszkos lot. I will let you know when I hear something. Also, this is the original deed out for the lot from your predecessor confirming access. As discussed yesterday, I thought you would want to have this. Let me know if you have any questions.

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781 424 9927 cell clarkbrewer@comcast.net

Batts: 254 North Main Street

From: [Janice Batts](#)
To: [Clark Brewer](#)
Subject: Re: new dolan lane house
Date: Friday, October 01, 2021 8:21:06 AM

Exciting news about your new build. We will have no issues with that. Hopefully we will be back in the neighborhood by next summer.
Janice

On Thursday, September 30, 2021, 03:15:02 PM EDT, Clark Brewer <clarkbrewer@comcast.net> wrote:

Hi Janice/Tim: I am planning to build a house on my extra lot and am applying for zba front setback relief. Take a look at the plans and ask me anything you want. You will receive notice as an abutter and if you can send a nod, that you don't have a problem with what I am planning, in the form of an email letter, that would be great. Thank you, Clark

From: Janice Batts [<mailto:janice.batts@yahoo.com>]
Sent: Wednesday, May 05, 2021 6:24 PM
To: Clark Brewer <clarkbrewer@comcast.net>
Subject: Re: Batts Residence

Tim says thank you!!

On Wednesday, May 5, 2021, 03:42:57 PM EDT, Clark Brewer <clarkbrewer@comcast.net> wrote:

Hi Janice, will you show Tim this detail, it isolates the wall from the slab on grade without exterior insulation. Clark

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From: Janice Batts [<mailto:janice.batts@yahoo.com>]
Sent: Wednesday, May 05, 2021 2:06 PM
To: ClarkBrewer@comcast.net
Subject: Batts Residence

Thank you Clark!!

Clark Brewer

From: Amy Birsner <jessamy416@gmail.com>
Sent: Thursday, October 21, 2021 1:33 PM
To: clarkbrewer@comcast.net
Subject: Plans for new house

Hi Clark

Thanks for showing us the plans for the project on Dolan Lane. They seem reasonable and it looks like it will be a nice addition to the neighborhood.

Best of luck,
Amy Birsner & Jesse Richards

Clark Brewer

From: Jack Buckley <jbuckley@ccscr.org>
Sent: Thursday, October 21, 2021 2:26 PM
To: Clark Brewer
Subject: Building Plans for Dolan Lane

Hi Clark,

Thanks for spending all the time you did with me to share your plans to construct a home on your property. I understand that your home will be constructed in the area where your garage is now located. It's good to know that your plans call for no disruption to the wooded land and wetlands in the environs of the garage. As I understand your plans, you're essentially replacing the garage with a modest home. It is worth noting, too, that your plans call for a modest size home and that you are not building to the greatest allowable square footage permitted by the law. Given that there are way too many oversized homes built throughout our town, your plan for a relatively small home is comforting. This neighbor appreciates and applauds such efforts.

Please feel free to share this email with the various town boards and commissions with which you will be working on this project. For the record, I am raising no objection to the plans you shared with me.
Jack

Jack Buckley
272 N Main Street
Cohasset, MA 02025

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Cohasset, MA 02025