



**TOWN OF COHASSET
ZONING BOARD OF APPEALS
SIMPLIFIED APPLICATION FOR SPECIAL PERMIT FOR DOCKS**

Is this application for special permit for a dock and float only? Yes No

If **NO**, fill out this application and the standard application.

Under what section of the Zoning Bylaws are you requesting relief: 300-9.7 & 300-4.2

Address of Project: 55 Gammons Road

Applicant: William A. Earon

Address: 55 Gammons Road

Phone: 781-622-0338

Applicant's Representative: Morse Engineering Co., Inc.

Address: P.O. Box 92, Scituate, MA 02066

Phone: 781-545-0895

Relationship to Applicant: Engineer

Assessors' Map Page#: 20 Lot #: 19

Deed or Certificate#: Cert #: 187987 Page: Book:

Is current building and lot conforming? Yes No

If no, list con-conforming dimensions: Non-conforming
in regards to lot area.

Conservation Commission Order of Conditions? Yes (attach) No

Planning Board Recommendation? Yes (attach) No

Chapter 91 License? Yes (attach) No

Dock Description:

Elevation at entry ramp: 8.6

Length of Dock: 140.5'

Elevation of Dock: Varies: 9.8 - 10.8

Width of Dock: 4' W for 130.5' L then 10' W for 10' L

Height of Highest Point (inc. rail): 13.3 +/-

Mean High Water: 3.5

Size of Float: 8' x 20'

Number of Pilings: 30

Dimensions of Pilings: 4" x 6" (26 Piles), 6" x 6" (4 Piles)

Number of Pilings above MHW: 24

Total ground coverage of Pilings above MHW: 4 S.F.

Distance from property sidelines: 18.5', 65.4'

Railing Height (if any) above decking 2.5' +/-

General:

Will there be storage of fuel or other combustibles on this structure? No

Will there be lights on any part of the structure, if so, describe: No

ATTACH SITE PLAN AND CONSTRUCTION PLAN

(See standard application for requirements)

ATTACH FLOOD PLAIN MAP

ATTACH ABUTTERS' LIST

14: **Litigation Policy – Use of Town Counsel by the Zoning Board of Appeals (ZBA).**

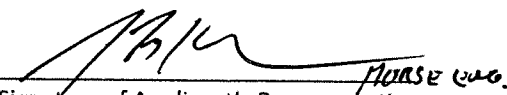
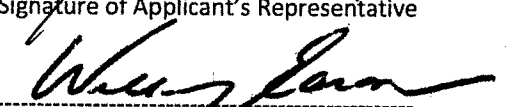
The applicant must read and acknowledge the following policy of the ZBA.

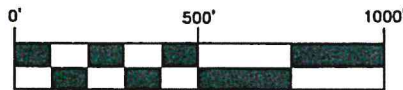
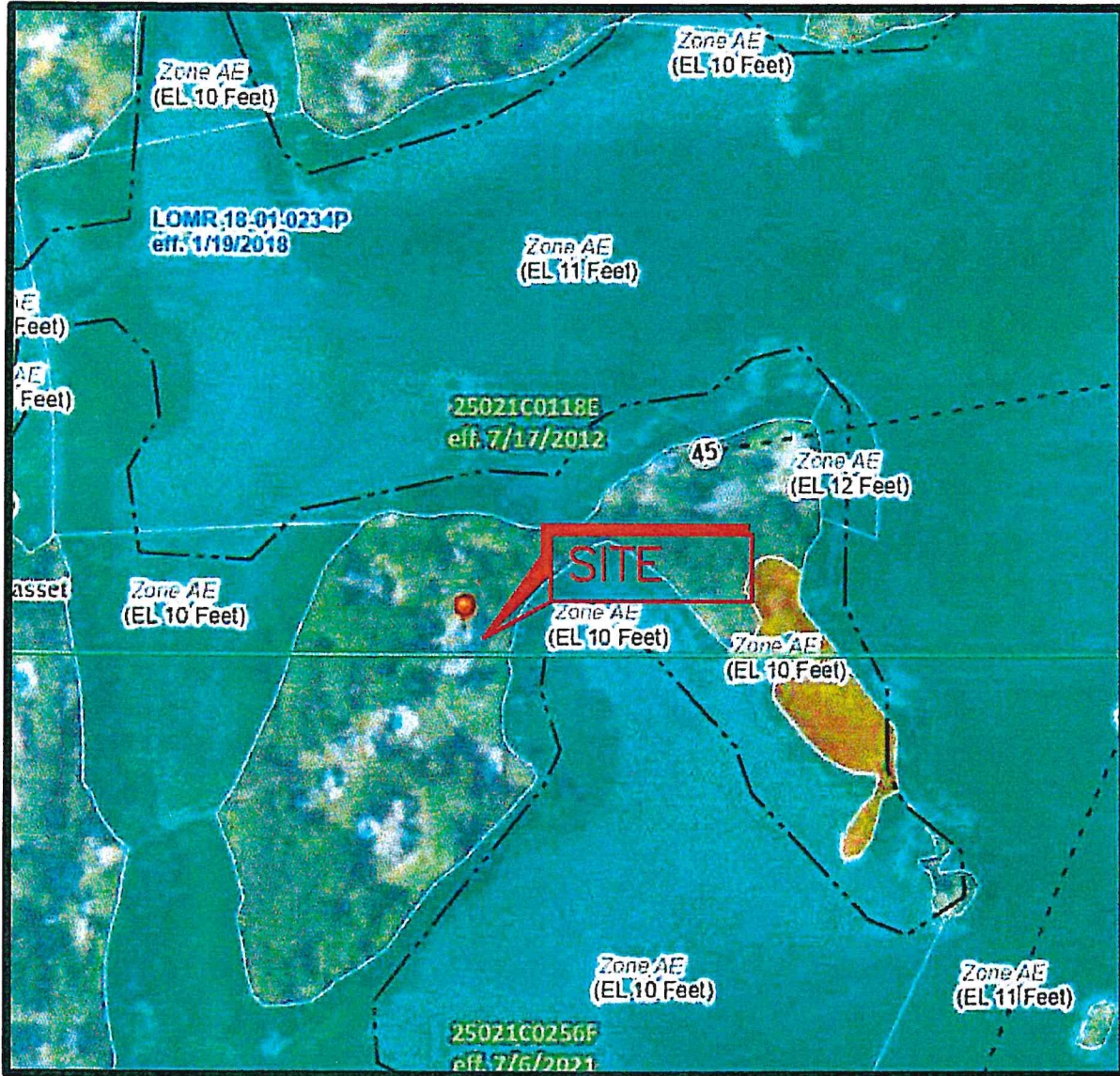
When zoning relief has been approved by the ZBA, either in whole or with conditions, Town Counsel will not primarily defend any appeal against such relief brought by parties claiming to be aggrieved, without the express written consent of both the Chairman of the ZBA and the Town Manager.

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.

I HAVE READ AND UNDERSTAND THE ZBA LITIGATION POLICY AND THE RULES OF PROCEDURE FOR THE ZONING BOARD OF APPEALS

 Signature of Applicant's Representative	<u>MOUSE COO. 11/17/21</u> Date
 Signature of Applicant	<u>11/17/21</u> Date



SCALE: 1" = 500'

FLOOD INSURANCE RATE MAP (F.I.R.M.)

PANEL NO: 25021C 0118E
EFFECTIVE DATE: JULY 17, 2012
AND

PANEL NO: 25021C 0256F
EFFECTIVE DATE: JULY 6, 2021

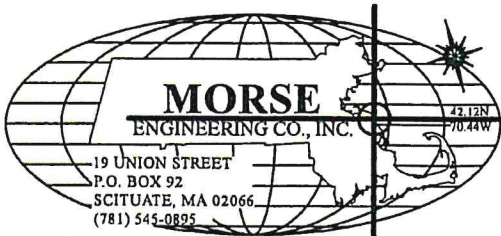


FIGURE - 2

FEMA FLOOD MAP
55 GAMMONS ROAD
COHASSET, MASSACHUSETTS

Parcel ID	Board: ZBA	Owner	2nd Owner	Mailing Address	TRUE COPY ATTEST:		State	Zip	Book & Pg	Location	
					Town	EL					
E4-20-019		EARON WILLIAM A		55 GAMMONS RD	COHASSET		MA	02025	187987	55 GAMMONS RD	
Abutters:											
E4-20-012		KRAMER, THEODORE P TR 59 JOY PLACE NOMINEE TR	C/O CHOATE HALL & STEWART	2 INTERNATIONAL PL 88 BROAD ST .5TH FLOOR	BOSTON BOSTON		MA MA	02110 02110	183517 196103	59 JOY PL 98 GAMMONS RD	
E3-20-002		MOSKOW KEITH G									
E3-20-003		RICE ISLAND REALTY TR II	DEANE GORDON L & MOTOKO T TRS	90 GAMMONS RD	COHASSET		MA	02025	173680	90 GAMMONS RD	
E3-20-004		WISE ANDREW & LESLIE		19 SCHOLLES ST APT 6	BROOKLYN		NY	11206	185893	84 GAMMONS RD	
E4-20-005		KORNET FAMILY REALTY TRUST	KORNET JOHN L JR & DIANA D TRS	67 GAMMONS RD	COHASSET		MA	02025	769-52	67 GAMMONS RD	
E3-20-006		HURTIG CARL R & MARTHA E	C/O NUTTER TRUST DEPT	155 SEAPORT BLVD	BOSTON		MA	02210-2604	487-85	58 GAMMONS RD	
E3-20-008		STANDISH CLIVE ROBERT	STANDISH JILL HOUSTON	46 GAMMONS RD	COHASSET		MA	02025	202002	46 GAMMONS RD	
E4-20-009		EARON WILLIAM A		55 GAMMONS ROAD	COHASSET		MA	02025	155689	29 GAMMONS RD	
E4-20-010		KEY JEFFREY R	KEY HEATHER S	364 JERUSALEM ROAD	COHASSET		MA	02025	204683	21 GAMMONS RD	
E4-20-011		WIELAND VIRGINIA J		51 GAMMONS ROAD	COHASSET		MA	02025	776-28	51 GAMMONS RD	
D4-20-013		22 GAMMONS ROAD REALTY TRUST	BARBARA MEERS ONIEL TR	22 GAMMONS ROAD	COHASSET		MA	02025	202139	22 GAMMONS RD	
E4-20-017		THE MICHELLE A. BOURNAY-BOWER TRUST 2011	MICHELLE A. BOURNAY-BOWER TR	61 JOY PL	COHASSET		MA	02025	202498	61 JOY PL	

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MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 12-13-2013 @ 01:50pm
Ctf#: 997 Doc#: 1299207
Fee: \$3,192.00 Cons: \$700,000.00

QUITCLAIM DEED

I, **DIANA D. KORNET**, of 67 Gammons Road, Cohasset, Massachusetts 02025, for consideration paid, and in full consideration of SEVEN HUNDRED THOUSAND AND 00/100 Dollars (U.S. \$700,000.00) grant to **WILLIAM A. EARON**, Individually, of 29 Gammons Road, Cohasset, Massachusetts 02025 with *quitclaim covenants* the following property in Norfolk County, Massachusetts.

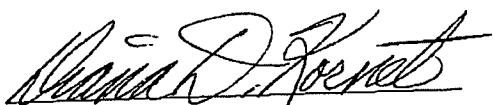
That certain parcel of land situate in Cohasset in the County of Norfolk and Commonwealth of Massachusetts, described as follows:

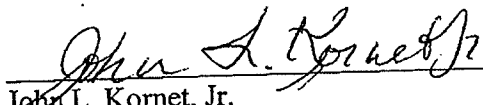
Said parcel is shown as lot numbered 11, which except the water line, is determined by the Land Court to be located as shown on a plan drawn by Lewis W. Perkins & Son, Engineers, dated March 3, 1959, as approved by the Land Court, filed in the Land Registration Office as No. 2896-14, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 63866, Book 320.

For grantor(s) title, see Certificate of Title No. ~~1072607~~ 157061

I, John L. Kornet, Jr., hereby release all rights of homestead which I may in any way be entitled with respect to the above captioned property.

Witness my/our hand(s) and seal(s) this 12th day of December, 2013.

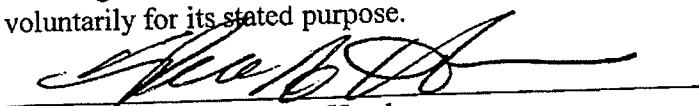

Diana D. Kornet


John L. Kornet, Jr.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 12th day of December, 2013, before me, the undersigned notary public, personally appeared Diana D. Kornet, proved to me through satisfactory evidence of identification, which was/were Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Notary Public: Richard A. Henderson
My Commission Expires: 08/10/2018

Lot 11, 67 Gammons Road, Cohasset, Massachusetts
PROPERTY ADDRESS: