

**TOWN OF COHASSET  
ZONING BOARD OF APPEALS**

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

\_\_\_\_\_ A petition for a VARIANCE of the requirements of Section \_\_\_\_\_  
of the zoning Bylaw.

\_\_\_\_\_ A petition for a USE SPECIAL PERMIT of the requirements of  
Section \_\_\_\_\_ of the zoning Bylaw.

\_\_\_\_\_ A petition for SPECIAL PERMIT pursuant to Section 300-8.7.B  
of the zoning Bylaw. Extension & Alteration of  
Nonconforming Use, Building, Structures,  
Land

\_\_\_\_\_ an APPEAL from the attached decision dated \_\_\_\_\_

and such OTHER AND FURTHER RELIEF as the Board deems appropriate

AND IN SUPPORT THEREOF REPRESENTS AS FOLLOWS:

1. Legal owner of land: Kendra Jean Gordon Cooper 2010 Trust
  - a. Address: 20 Covey Hill Road  
Reading, Massachusetts 01867
  - b. Phone: 781-944-6186
  
2. If Applicant is other than the legal owner of the land
  - a. Address: \_\_\_\_\_  
\_\_\_\_\_
  - b. Phone \_\_\_\_\_
  - c. Property Interest (i.e. builder, prospective owner) \_\_\_\_\_  
\_\_\_\_\_

3. Description of this property:

a. Address: 392 South Main Street

b. Assessors' Map: Page # 35 Plot # 15

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

certificate # \_\_\_\_\_ in book # 37517 at page # 563

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

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

YES/NO No DATE (if yes) \_\_\_\_\_

Explain (if yes):

\_\_\_\_\_  
\_\_\_\_\_

6. Nature of proposed construction or use: Addition to existing SFH

7. Date of principal structure / dwelling was built (if applicable): Circa 1840

Date and nature of other structures/additions: Circa 1800

8. Area Regulations (Section 5.3.1) REQUIRED EXISTING PROPOSED\*

a. Area (lot size)	<u>35,000 SF</u>	<u>66,060 SF</u>	<u>66,060 SF</u>
b. Frontage	<u>50'</u>	<u>155'</u>	<u>155'</u>
c. Lot width	<u>125'</u>	<u>162'</u>	<u>162'</u>
d. Front setback	<u>22.9'</u>	<u>6.5'</u>	<u>6.5'</u>
e. Rear setback	<u>30'</u>	<u>&gt;300'</u>	<u>&gt;300'</u>
f. Side setback #1	<u>20'</u>	<u>13.1'</u>	<u>13.1'</u>
g. Side setback #2	<u>20'</u>	<u>119.0'</u>	<u>95.4'</u>
h. Building height	<u>35'</u>	<u>22.8'</u>	<u>23.5'</u>
i. coverage (structural) (Lot)	<u>30%</u>	<u>5.8%</u>	<u>7.0%</u>
j. coverage (building)	<u>20%</u>	<u>3.5%</u>	<u>6.6%</u>

\*No blank spaces – put a calculation in each row – leaving anything blank in above section or entering 'no change' will be considered incomplete.

9. Do present structure(s) and use conform to all other provisions of the Zoning Bylaw? Yes: \_\_\_\_\_ No: X If not, explain: Existing dwelling does not conform to front and side setbacks.

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. eleven (11) copies of a site plan @1" = 20' \_\_\_\_\_ Yes \_\_\_\_\_ (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. show all heights on all exterior renderings Yes (yes/no)
- e. other renderings/photographs (optional) No (yes/no)

## VOLUME CALCULATIONS

If the proposed construction is increasing massing within a setback, please submit a diagram showing the existing volume within the setback and then the proposed. For example, if you are adding a second story to an existing, non-conforming structure that is within a setback, calculate the existing volume that is sitting within the setback and then how much that second story adds within that non-conforming setback. Also, please calculate the total square footage of each existing non-conforming façade of the structure, and then the total square footage of each proposed additional non-conforming façade, subtract, and then calculate the percentage increase of each non-conforming façade.

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.

(Signatures required on the next Page)

Sign for acknowledgement of the litigation policy:

Date: 3/1/22 \_\_\_\_\_  
Signature(s) of Applicant(s) Representatives, if any

Date: 3/1/22 \_\_\_\_\_  
Signature(s) of Applicant(s) \*\*

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

Date: 3/1/22 \_\_\_\_\_  
Signature(s) of Applicant(s) Representatives, if any

Date: 3/1/22 \_\_\_\_\_  
Signature(s) of Applicant(s) \*\*

\*\*Application must be signed by legal owner of the land ("Applicant").  
Signature(s) of Owner(s) William Bruce Cooper and  
Kendra Jean Gordon Cooper Trustees of the  
Kendra Jean Gordon Cooper 2010 Trust

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**QUITCLAIM DEED**

**DAVID A. GAME and SALLY L. SISSON**, husband and wife, of London, United Kingdom, for consideration of Seven Hundred Forty-seven Thousand Dollars (\$747,000.00), the receipt of which is hereby acknowledged,

GRANT, with quitclaim covenants, to

**KENDRA JEAN GORDON COOPER and WILLIAM BRUCE COOPER, TRUSTEES OF THE KENDRA JEAN GORDON COOPER 2010 TRUST**, u/d/t dated October 27, 2010 for which a Trustee's Certificate pursuant to MGL ch. 184, section 35 is recorded herewith, now of 392 South Main Street, Cohasset, Norfolk County, Massachusetts,

two parcels of land, described as follows:

PARCEL 1

A certain parcel of land in Cohasset, Norfolk County, MA, with the buildings thereupon, on the easterly side of So. Main Street, being known as and numbered 392 So. Main Street, and being shown as Lot 1 on the "Plan of Land in Cohasset, MA" dated June 14, 1967, recorded with Norfolk County Registry of Deeds as Plan No. 72 in Plan Book 481, containing 48,000 square feet, more or less, according to said plan.

The premises are conveyed subject to and with the benefit of easements, restrictions and reservations of record, including the reservation herein of an ingress and egress easement to and from said So. Main Street for the benefit of and appurtenant to Lot 2, as shown on said plan, in common with the Grantees, their successors and assigns, until such time as a separate driveway is constructed upon Lot 2 affording direct ingress and egress to and from said So. Main Street.

For title, deed dated July 31, 1997 recorded with Norfolk County Registry of Deeds in Book 11925, Page 311.

PARCEL 2

A certain parcel of land located on the northeasterly side of Main Street, Cohasset, Norfolk County, MA known as Parcel A, containing approximately 19,437.99 square feet as shown on a plan entitled "Plan of Land South Main Street, Cohasset, Norfolk County, MA, dated May 21, 1999, revised June 10, 1999, prepared by Murphy & Wait, P.C., and recorded as Plan No. 451 of 1999 at Plan Book 467.



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18th December 2019

sl.

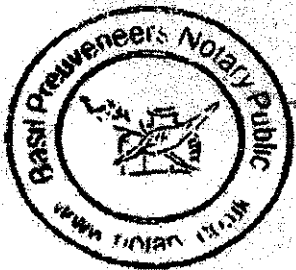
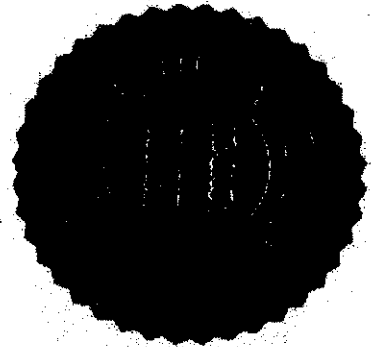
WITNESS my hand and seal this 18th day of December 2019.

*David A. Garre*  
David A. Garre


*Sally L. Slisson*  
Sally L. Slisson

[INCLUDE FORM OF ACKNOWLEDGMENT UNDER SIGNATURES]

*Debra M  
Sheer*



NOTARY.CO.UK  
6 Lower Grosvenor Place  
London, SW1W 0EN  
Tel: 0207 630 1777  
Email: info@notary.co.uk

<b>APOSTILLE</b> (Convention de La Haye Du 5 octobre 1961)		N O T
1. <b>Country:</b> Pays / Pais:	United Kingdom of Great Britain and Northern Ireland <b>A N</b>	
<del>This public document</del> <del>Le présent acte public / El presente documento público</del>		<del>O F F I C I A L</del> <del>C O P Y</del>
2. <b>Has been signed by</b> a été signé par ha sido firmado por	Basil Preuveneers	
3. <b>Acting in the capacity of</b> agissant en qualité de quien actúa en calidad de	Notary Public	
4. <b>Bears the seal / stamp of</b> est revêtu du sceau / timbre de y está revestido del sello / timbre de	The Said Notary Public	
<b>Certified</b> Attesté / Certificado		
5. <b>at</b> à / en	London	6. <b>the</b> le / el día
		19 December 2019
7. <b>by</b> par / por	Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs	
8. <b>Number</b> sous no / bajo el numero	APO-1772810	
9. <b>Seal / stamp</b> Sceau / timbre Sello / timbre		10. <b>Signature</b> Signature Firma
		H. Bennett  HB

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country.

To verify this apostille go to [www.verifyapostille.service.gov.uk](http://www.verifyapostille.service.gov.uk)



Signed under the pains and penalties of perjury this 13<sup>th</sup> day of January, 2020.

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OFFICIAL COPY

Kendra J. Gordon Cooper  
Kendra Jean Gordon Cooper, Grantor  
And Trustee

William Bruce Cooper  
William Bruce Cooper, Grantor and Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 13<sup>th</sup> day of January, 2020, before me, the undersigned notary public, personally appeared Kendra Jean Gordon Cooper and William Bruce Cooper, Grantors and Trustees as aforesaid, proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses, to be the person(s) whose name(s) is/are signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.

Richard A. Henderson  
Richard A. Henderson, Notary Public  
My Commission Expires: 8/29/2025

**COHASSET  
BOARD OF ASSESSORS  
ABUTTERS LIST COVER SHEET**

**DATE:** February 16, 2022

**PARCEL ID:** F8-35-015

**Address:** 392 South Main Street

**BOARD:** Zoning Board of Appeals

**REQUIREMENTS:** Direct Abutters and, next abutters (within 300 feet) and directly across a public or private street or way

Parcel ID	Owner	2nd Owner	Mailing Address	Town	State	Zip	Book & Pg	Location
	Board: ZBA			TRUE COPY			02/16/2022	
				ATTEST: EL				
subject:								
F8-35-015	KENDRA JEAN GORDON COOPER 2010 TRUST	COOPER KENDRA JEAN & WILLIAM BRUCE, TRS	20 COVER HILL ROAD	READING	MA	01867	375-17-563	392 SOUTH MAIN ST
<b>Abutters:</b>								
F8-35-011	M & J REALTY TRUST	MUNCEY JOHN D & MARY K TRS	377 SOUTH MAIN STREET	COHASSET	MA	02025	10685-82	377 SOUTH MAIN ST
F8-35-012	383 SOUTH MAIN ST REALTY TRUST	STONE WILLIAM G & HUGUETTE ANNE TRUSTEES	383 SOUTH MAIN STREET	COHASSET	MA	02025	29112-270	383 SOUTH MAIN ST
F8-35-013	391 SOUTH MAIN ST RLTY TRUST	EAGLES DANA B & TREFETHEN GWYNED TRS	391 SOUTH MAIN STREET	COHASSET	MA	02025	35930-198	391 SOUTH MAIN ST
F8-35-015	KENDRA JEAN GORDON COOPER 2010 TRUST	COOPER KENDRA JEAN & WILLIAM BRUCE, TRS	20 COVER HILL ROAD	READING	MA	01867	375-17-563	392 SOUTH MAIN ST
F8-35-021	MILLER ANTHONY W & JENNIFER C COHASSET CONSERVATION TRUST INC.		11 RIVER RD	COHASSET	MA	02025	29014-600	11 RIVER RD
F8-35-025			PO BOX 614	COHASSET	MA	02025	13741-113	346 SOUTH MAIN ST
F8-36-002	LONG ELSHA WHITNEY	BRUCE CAROLYN	393 SOUTH MAIN ST	COHASSET	MA	02025	35362-304	393 SOUTH MAIN ST
F8-36-004	MCGOWAN OWEN P	MCGOWEN SALLY A	405 SOUTH MAIN ST	Cohasset	MA	02025	198287	405 SOUTH MAIN ST
F8-36-006	PIASECKI ALISON SMITH		411 SOUTH MAIN STREET	COHASSET	MA	02025	37549-317	411 SOUTH MAIN ST
F8-36-020	CAHILL CORINNE H		412 SOUTH MAIN STREET	COHASSET	MA	02025	7039-174	412 SOUTH MAIN ST
F8-35-018	REDDIE JOHN	REDDIE DAVID	382 SOUTH MAIN STREET	COHASSET	MA	02025	82F755-E1	382 SOUTH MAIN ST
F8-35-017	STEVENSON GORDON M & ELIZABETH		390 SOUTH MAIN ST	COHASSET	MA	02025	33210-30	390 SOUTH MAIN ST
F8-36-021	COLLINS FRANCIS D	COLLINS GAIL J	404 SOUTH MAIN STREET	COHASSET	MA	02025	7549-93	404 SOUTH MAIN ST
F8-35-043	APLEBY MARK R	APLEBY MICHELLE S	371 SOUTH MAIN STREET	COHASSET	MA	02025	22335-102	371 SOUTH MAIN ST

KENDRA J & WILLIAM B COOPER TTEE  
KENDRA J GORDON COOPER 2010 TR  
20 COVEY HILL RD  
20 COVEY HILL RD  
READING, MA 01867

mySmart Cash Account®

1034

80-666/1012

Feb 15 2022

Date

Pay to the  
Order of

Town of Cohasset

\$ 150.00

One Hundred Fifty and no/100

Dollars



Security  
Features  
Details on  
Back



UMB Bank, N.A.  
Member FDIC

For

Re: 392 S Main St, Cohasset, MA

Kendrick M Cooper

Harland Clark