



TOWN OF COHASSET
Planning Board
41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-3517 FAX: (781) 383-1561

FORM 10 – APPLICATION FOR APPROVAL OF A SITE PLAN

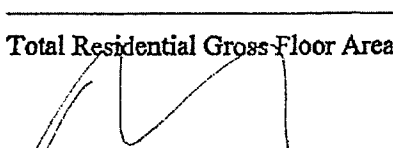
DATE:

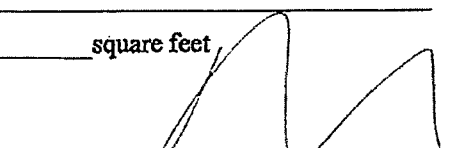
To the Planning Board:

The undersigned herewith submits the accompanying preliminary site plan of property located in the Town of Cohasset for site plan approval under the requirements of Section 12 of the Zoning Bylaws of the Town of Cohasset and the Site Plan Review Rules and Regulations of the Planning Board of the Town of Cohasset, Massachusetts.

1. Record Name of Owner: Cohlobster, LLC
Address: 844 Alton Road, Suite 3, Miami Beach, Florida 33139
Phone: (agent) 781-749-7220 Cell: _____ Email: (agent) abrodsky@dtm-law.com
2. Name of Applicant: Same as owner
Address: _____
Phone: _____ Cell: _____ Email: _____
3. Zoning Classification Waterfront Business
4. Assessor's Map: F5 Plot(s): 32-018
5. Deed of Property recorded in Norfolk County Registry of Deeds in Book
38964, (page) 331
6. Location of description of property sufficient for identification:

46 Border Street

7. Total Residential Gross Floor Area None square feet


Signature of Owner
Manager - Cohasset Lobster, LLC
Thomas Sullivan


Signature of Applicant
Manager - Cohasset Lobster, LLC
Thomas Sullivan



**TOWN OF COHASSET
Planning Board**

41 Highland Avenue
Cohasset, MA 02025
Tel: (781)-383-3517 FAX: (781) 383-1561

**COHASSET PLANNING BOARD
STATEMENT OF LITIGATION POLICY**

It is the opinion of the Cohasset Planning Board (the "Board") that the person or persons (collectively "Applicant") who sought a decision, ruling or other approval from the Board ("Approval") should bear any and all costs associated with or arising out of any legal action or proceeding, threatened or actual against or involving the Board challenging said Approval (each a "Legal Action" and all such costs "Legal Fees").

The litigation policy of the Board is therefore to minimize its Legal Fees.

In furtherance of its litigation policy, the Board reserves for itself the right to seek to minimize its Legal Fees by all legal means, which means may include availing itself of one or more of the following remedies:

- (a) Requesting the Applicant to hold harmless and indemnify the Board for Legal Fees prior to commencing any defense of a Legal Action;
- (b) Settling all Legal Actions as quickly and in as cost effective a manner as possible, without regard to the interests of the Applicant, which may include rescinding any Approval previously granted; and
- (c) Seeking to recover Legal Fees directly from the Applicant which may include joining the Applicant to the Legal Action or commencing separate legal proceedings against the Applicant seeking restitution.

BY SIGNING BELOW, THE UNDERSIGNED ACKNOWLEDGES THEY HAVE READ THE BOARD'S STATEMENT OF LITIGATION POLICY AND THAT THEY CAN REQUEST A COPY TO RETAIN FOR THEIR RECORDS

Date: 3/9/22 _____ **
Signature(s) of Applicant(s) or Representatives, if any Adam J. Brodsky, Esq.
Drohan Tocchio & Morgan, PC

Date: 3-8-22 _____ **
Signature(s) of Owner(s) Manager - Cohasset Lobster, LLC
Thomas Sullivan

**** APPLICATION MUST BE SIGNED BY BOTH
APPLICANT (OR REPRESENTATIVE) AND LAND OWNER.**