

September 20, 2022

Ms. Lauren Lind  
Planning Director  
Cohasset Planning Board  
41 Highland Avenue  
Cohasset, MA 02325

RE: **Site Plan Review**  
**534 Beechwood Street and 32 Doan Street.**  
**Mixed Use Renovation**

Dear Ms. Lind,

Attached are the revised plans with revisions as per the comments made by the Planning board during the meeting on August 27, 2022. A brief summary of those revisions is below:

- After meeting onsite with Brian Joyce two cross walks have been added. One to make a pedestrian connection to the ballfields/playground across Doane Street. The second is to the north crossing Beechwood Street to connect to the existing sidewalk that runs adjacent to the cemetery.
- A split rail fence has been added along the easterly side of the lot.
- Three free standing lights have been added to the parking area. Other lighting will consist of wall sconces on the proposed building. All lights will be dark sky compliant.

The applicant also respectfully requests to withdraw the Land Alteration Special Permit, we feel it was applied for in error for two reasons:

The lot where the alteration is being performed is less than 18,000 s.f. and the site requires a Building permit, Special permit and a Stormwater permit, therefore a Land Alteration permit is not required.

We look forward to presenting these materials to you and the Board at the next available hearing. If any questions arise, please do not hesitate to contact us.

  
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Sincerely,



**Cavanaro Consulting, Inc.**

Brendan Sullivan, P.E. P.L.S.

Project Manager

cc: J. & L. Sestito  
R. Henderson, Esq.  
File 20.131



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