

**COHASSET PLANNING BOARD MINUTES**

**DATE:** MONDAY, MAY 5, 2008  
**TIME:** 7:00 PM  
**PLACE:** COHASSET TOWN HALL – BASEMENT MEETING ROOM  
41 HIGHLAND AVENUE, COHASSET, MA 02025

**Board Members Present:** Alfred Moore, Chairman  
Mike Westcott  
Clark Brewer  
Charles Samuelson

**Board Members Absent:** Stuart Ivimey, Clerk

**Recording Secretary Present:** Jo-Ann M. Pilczak

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**MEETING CALLED TO ORDER AT: 7:00 P.M.**

**7:00 P.M. 75 MEADOW LANE, FORM A APPLICATION, APP./OWNER: STEVEN ROSS, date stamped: April 29, 2008** Peter Baytarian, Noranda Construction represented application. In 2005, the original lot was divided into 2 lots – one of the 2 had existing 2 structures on it and was challenged. Rather than go through an appeals process, Mr. Ross has decided to recombine the two lots into one large lot and sell one large parcel instead of constructing two houses on two lots. Foundation that has been poured on the second lot will be abandoned and filled in. No other lot lines have been changed.

**MOTION:** by Member Samuelson to approve this Form A application

**SECOND:** Member Brewer

**VOTE:** 4 - 0 MOTION CARRIES

**7:12 P.M. DAVE CALHOUN, UPDATE, MANOR WAY CIRCLE** David Calhoun and Attorney Walter Sullivan in attendance. John Modzelewski, Civil Designs, reviewed the cul-de-sac modification engineering plans and offered comments in a 05/05/08 email. While Modzelewski believes the plans basically represent sound engineering practices, he did feel strongly that Calhoun should put forth concerted effort to notify abutter Xu Ziwan of proposed change. Modzelewski also noted that eventually, the road from Beechwood St. to Manor Way must be constructed and that this is not a signoff of that requirement. Member Moore noted that lots will not be released until that happens. Att. Sullivan drafted a statement for Planning Board to sign stating that the board has determined that the proposed cul-de-sac modifications constitute minor alterations to the Definitive Subdivision plan and that the Board approves said revisions without requiring a resubmission of the Definitive Plan.

**MOTION:** by Member Westcott to accept the cul-de-sac modifications as not requiring resubmission of the definitive subdivision plans

**SECOND:** Member Brewer

**VOTE:** 4 - 0 MOTION CARRIES

Board signed statement to this effect. If Leggat-McCall does not build road from Beechwood to Manor Way within a certain time period. Calhoun can building road (cost about \$499,000.00). Calhoun asked if Board will require some type of surety from Leggat-McCall – Member Moore answered that they might at some time in the future. Calhoun also asked if the land swap with Pond St. can be done via ANR – answer: yes.

**7:40 P.M. ADMINISTRATION**

• **CEDARMERE CONDITION #11** – Board felt that the agreement to complete the road between Beechwood St. and Manor Way was an agreement between David Calhoun and Leggat – McCall and the Calhoun should pursue the road construction with Leggat – McCall. This agreement did not involve the Planning Board.

• **VOTE TO APPROVE 04/28/08 MINUTES**

**MOTION:** by Member Westcott to approve the April 28, 2008 minutes

**SECOND:** Member Brewer

**VOTE:** 4 - 0 MOTION CARRIES

- **SUMMER MEETING SCHEDULE** – June 2, June 16, July 14, July 28, August 11
- **STREET DIRECTORY** – Planning Board Administrator explained how a compiled list of streets has been formed based upon street lists from Town Clerk, Assessor, 911 coordinator, DPW, Cohasset phone directory and, Chamber of Commerce street directory. Administrator feels next step is to review list with all appropriate departments and agree to one list of streets that is as complete as possible. Next step would be to agree on public or private status. Board suggested also passing by Sturdy, Henderson, Wadsworth.
- **PLANNING BOARD REORGANIZATION** – Member Ivimey absent – not able to reorganize – put on next agenda

**MOTION:** by Member Westcott to adjourn at 8:45 P.M.

**SECOND:** Member Brewer

**VOTE:** 4 - 0 MOTION CARRIES

**NEXT MEETING:** MONDAY, MAY 19, 2008 AT 7:00 PM REGULAR MEETING

**MINUTES APPROVED:** STUART IVIMEY, CLERK

**DATE:** JUNE 2, 2008