

**COHASSET PLANNING BOARD MINUTES**

**DATE:** WEDNESDAY, FEBRUARY 7, 2007  
**TIME:** 7:00 PM  
**PLACE:** COHASSET TOWN HALL – BASEMENT MEETING ROOM  
41 HIGHLAND AVENUE, COHASSET, MA 02025

**Board Members Present:** Alfred Moore, Chairman  
Peter J. Pratt, Vice Chairman  
Stuart Ivimey, Clerk  
Robert Sturdy

**Board Members Absent:** Mike Westcott

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

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**MEETING CALLED TO ORDER AT: 7:10 P.M.**

**7:00 P.M. SPECIAL INTEREST TOPICS**

- **SCHEDULING FOR DRAFT MASTER PLAN (P.PRATT)** – Board will review all edits made by Members Ivimey and Westcott at March 7, 2007 Planning Board meeting, targeting mid-April for public hearing
- **SCHEDULING FOR VILLAGE PROJECT (P.PRATT)** – RFP could be released around February 14, 2007. Board suggests 5 week response period and 3 week interview process, targeting April 11, 2007 as award date.
- **GIS PLAN REQUIREMENTS (P.PRATT)** – NAVTECH will go through our records and find the GIS info. Pratt would like all future applications to included MASS GIS standards and to hold a public hearing to amend regulations so all submittals are electronic. Pratt distributed Weymouth and Hanover draft bylaws. Neil Murphy suggested that this could have significant impact for engineers and that many benchmarks have been lost via hydrant replacements. Member Moore expressed concern that this could be a hardship for homeowners. John Cavanaro suggested that it is important to have a system established for this data to go into or this would be a wasted exercise. Planning Board Administrator to arrange for Water Dept. to attend a future meeting to explain what they have been doing with GIS.

**7:45 P.M. 422 KING STREET – FORM A APPLICATION & COMMON DRIVEWAY REVIEW – DONNA DONOVAN, TRUSTEE KING ST COHASSET REALTY TRUST** Attorney R. Henderson and J. Cavanaro, Engineer in attendance to represent application. Existing 7 acres to be divided into four 1.5 – 2.0 acre lots. Common drive to go to cul-de-sac, with 45’ turning radius. Road will be outside of 100’ buffer. Stormwater runoff will remain on property. Covenant outlining responsibilities for repair and maintenance submitted. Has frontage.

**MOTION:** by Member Ivimey to approve Form A as presented.

**SECOND:** Member Pratt

**VOTE:** 4 - 0 MOTION CARRIES

**MOTION:** by Member Pratt to move that this common drive plan as depicted on “Proposed Common Drive Plan, 422 King St., Cohasset, MA 02025, dated 02/01/07 and prepared by Cavanaro Consultants,” be approved and shall be constructed as depicted on the plans on file in the Planning Board Office.

**SECOND:** Member Ivimey

**VOTE:** 4 - 0 MOTION CARRIES

**8:00 P.M. PUBLIC HEARING – ZONING ARTICLES FOR ANNUAL TOWN MEETING WARRANT**

Town Counsel in attendance.

**Article “X” (13): SMROD Zoning Bylaw Amendment:** Member Ivimey read public hearing advertisement. Town Counsel suggested changing “may be exempted” to “shall be exempt” in line 8.

**MOTION:** by Member Ivimey to approve Town Counsel amended language change

**SECOND:** Member Pratt

**VOTE:** 4 - 0 MOTION CARRIES

**MOTION: by Member Ivimey to approve this amended proposed bylaw article**

**SECOND: Member Pratt**

**VOTE: 4 - 0 MOTION CARRIES**

Article Y (14): Member Ivimey read public hearing advertisement. Town Counsel suggested: correcting “two” overlay districts to “four” and correcting other references to overlays accordingly; adding the full title of the zoning map; and, inserting that actual Section 4.2 Permitted Uses table.

**MOTION: by Member Ivimey to approve this proposed zoning bylaw with Town Counsel modifications**

**SECOND: Member Pratt**

**VOTE: 4 - 0 MOTION CARRIES**

Article Z (15): Member Ivimey read public hearing advertisement. Town Counsel suggested correcting “an” to “a” in line 4 and inserting “and VB” after DB in line 4.

**MOTION: by Member Sturdy to approve this proposed zoning bylaw article with two modifications suggested by Town Counsel.**

**SECOND: Member Ivimey**

**VOTE: 4 - 0 MOTION CARRIES**

EDC requested to revisit Article Y.

**MOTION: by Member Pratt to reopen the public hearing on Article Y (14).**

**SECOND: Member Pratt**

**VOTE: 4 - 0 MOTION CARRIES**

The EDC as well as others in attendance noted that other sections of the Zoning Bylaws include the DB district and should therefore be specifically addressed when the VB District is being added. This included Sections: 4.3; 4.3.12; 5.4.1.2; 5.4.2 and 7.1.k (Sections 3.1, 4.2, and 5.3.1 have been addressed in the proposed zoning bylaw articles already).

**MOTION: by Member Moore to have Town Counsel draft changes to all applicable sections.**

**SECOND: Member Pratt**

**VOTE: 4 - 0 MOTION CARRIES**

Article ZZ (16): Water Resource District. Member Ivimey read public hearing advertisement. John McNabb, Water Commission member, in attendance to represent the article. McNabb explained that this article contains changes that meet the mandatory changes to DEP regulations. Specifically, Sections L,M,N of this new article are changes to meet new DEP regulations and, definitions are added. McNabb stated that the other changes are merely wording changes. McNabb further explained that if it doesn't pass, the DEP could rescind water permits and/or impose fines. The Planning Board did not agree with McNabb that the other changes were mere wording changes. In particular, the Board thought items (2)(q) and (3) were actually major changes that are creating restrictions on a huge area of the Town. McNabb indicated he would take this back to the Water Commission and discuss it with them at their February 12, 2007 meeting and return to the Planning Board.

**MOTION: by Member Ivimey to continue this public hearing on article ZZ (16) to Tuesday, February 13, 2007 at 8:00 PM**

**SECOND: Member Pratt**

**VOTE: 4 - 0 MOTION CARRIES**

### **10:30 P.M. ADMINISTRATION**

• **MARCH 5 SELECTMEN'S MEETING – ZONING ARTICLES** – Member Pratt will attend to present zoning articles.

• **VOTE TO APPROVE JANUARY 24, 2007 MINUTES**

**MOTION: by Member Ivimey to accept the January 24, 2007 minutes**

**SECOND: Member Pratt**

**VOTE: 4 - 0 MOTION CARRIES**

• **UPDATE ON ZONING BYLAWS SUPPLEMENT ON LINE** – modified supplement distributed to Board

• **SCITUATE HILL DOCUMENT FINAL TEXT APPROVAL**

**MOTION: by Member Pratt to approve the Scituate Hill Definitive Commercial Subdivision Covenant and Stormwater Operations and Maintenance Plan as reviewed by Town Engineer John Modzelewski and Town Counsel**

**SECOND: Member Ivimey**

**VOTE: 3 - 0 MOTION CARRIES (Member Moore recused)**

Board also mentioned to John Cavanaro that they would like Modzelewski at next week's MBTA meeting to represent the Town and Scituate Hill. Cavanaro will check with Rob Schwandt to see if he is agreeable.

- **HIGHLAND ESTATES UTILITY POLES & CABLES** – Neil Murphy, Neil Murphy Associates in attendance to represent Highland Estates. Member Pratt contends that the Board approved underground utilities and did not grant waivers and would like the poles and cables removed and put underground. Murphy noted that the two poles on Highland Crossing, are not in Nader's Subdivision and not on Mr. Nader's property therefore Nader cannot remove them. In addition, Murphy suggested that there are too many municipal lines that would prohibit going underground. Murphy noted that the poles are on the plans to show where subdivision is getting its main feed from. Member Moore will contact John Modzelewski to confirm the accuracy of this.

**MOTION: by Member Sturdy to adjourn**

**SECOND: Member Pratt**

**VOTE: 4 - 0 MOTION CARRIES**

**MEETING ADJOURNED AT: 10:50 P.M.**

**NEXT MEETING: TUESDAY, FEBRUARY 13, 2007 AT 7:00 P.M.**

**MINUTES APPROVED: STUART IVIMEY, CLERK**

**DATE: FEBRUARY 28, 2007**