

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, MARCH 3, 2010
TIME: 7:00 P.M.
PLACE: COHASSET TOWN HALL – BASEMENT MEETING ROOM
41 HIGHLAND AVENUE, COHASSET, MA 02025

Board Members Present: Alfred S. Moore, Jr. - Chairman
Jean Healey-Dippold, Clerk
Charles A. Samuelson
Clark H. Brewer

Board Members Absent: Stuart W. Ivimey, Vice Chair

Recording Secretary Present: Jo-Ann M. Pilczak, Planning Board Administrator

Meeting called to order at: 7:00 P.M.

7:00 P.M. INFORMAL DISCUSSION – PAT GENTILE – POSSIBLE EXPANSION OF PAT’S BARBERSHOP & SITE PLAN REVIEW

– Owner Pat Gentile and Architect Maxwell Pounder in attendance for this informal discussion. Plan is to add a 2nd floor above the barbershop at 117 Ripley Road for one apartment. Footprint will change a small amount. Barbershop is part of the condominium complex on that block. Allowed lot coverage is 80% in the VBD - the applicant is probably at or above that now – increasing the lot coverage might present a problem. Planning Board Administrator to seek Town Counsel opinion as to whether the Planning Board, as Special Permit Granting Authority for VBD, has jurisdiction over lot coverage or would have to go to ZBA. Member Moore suggested that the applicant get legal opinion as to whether, since this is a condo, the coverage for the entire condo building lot is to be considered or just the coverage for Gentile’s portion of the condo lot. Process of VBD special permit and site plan review was explained as well as the new VBD Design Guidelines and DRB review of plans. Moore suggested they contact the DRB for a meeting before they go too far in developing their plans. Current site is 100% impervious. Plan is to install automatic sprinklers and have only one means of egress – Pounder indicates they can do this under the old Chapter 34. Site is on sewer. Water Dept. might require second hook-up for the sprinkler system.

7:15 P.M. 1 FAIR OAKS LANE – FORM A – ATTORNEY RICHARD HENDERSON FOR DAVID AND ANITA BERNSTEIN - filed on February 25, 2010

Attorney Richard Henderson in attendance to represent this Form A application. 2 lots on Fair Oaks. Both lots exceed 20,000 SF and both lots are on a 1963 plan so, under Section 8.3, they are both buildable lots. In Fair Oaks, if a lot predates the 1985 zoning changes, the lot has to be 20,000 SF. Section 81L states that adding to or taking from legal lots is permissible under Section 81P and, it is permissible to endorse the plan as long as both lots, when finished as changed pieces of land, have the minimum frontage, which both these lots do. The land swap is to accommodate the existing pool encroachment. Fence is going to be removed. The new property line has been designed to comply with the 20’ setback from the pool frame so all zoning compliances are met.

MOTION: By Member Samuelson to endorse this Form A application

SECOND: Member Healey Dippold

VOTE: 4 – 0 MOTION CARRIES

7:30 P.M. ADMINISTRATION

• **VOTE TO APPROVE FEBRUARY 17, 2010 MEETING MINUTES**

MOTION: By Member Healey-Dippold to approve the February 17, 2010 minutes

SECOND: Member Samuelson

VOTE: 4 – 0 MOTION CARRIES

- **SET APRIL, MAY MEETING DATES** - April 7 and 21, May 5 and 19
- **CONTINUED DISCUSSION – MAPC TECHNICAL ASSISTANCE** – not discussed – Member Brewer involved in many other projects right now and suggests tabling this until next year.
- **FOLLOW-UP: LEED FOR NEIGHBORHOOD DEVELOPMENT** - Planning Board Administrator to forward log-in information again. Board members will try to view the webinar by March 24 meeting.
- **ASSOCIATE PLANNING BOARD MEMBER** – received approval of the article from the Attorney General
- **HERITAGE LANE (HIGHLAND ESTATES)** - Planning Board Administrator to send letter to Mr. Nader asking him to attend an upcoming meeting for project update.
- **TRANSPORTATION AND MOBILITY PLANNING** – Member Brewer explained that he is holding a public forum on March 13. There are a number of grant opportunities (total of \$2 million is available) that Cohasset could take advantage of. Brewer has put together a survey to obtain community input. He is meeting with a municipal team on March 9th. Grant application is due April 1.
- **FORE RIVER BRIDGE MEETING** – Brewer attended the meeting. Two bridge designs are proposed – a center opening and a twin tower lift bridge.

MOTION: By Member Brewer to adjourn at 8:00 P.M.

SECOND: Member Samuelson

VOTE: 4 – 0 MOTION CARRIES

NEXT REGULAR MEETING: WEDNESDAY, MARCH 24, 2010 AT 7:00 P.M.

MINUTES APPROVED: JEAN HEALEY DIPPOLD

DATE: MARCH 24, 2010