

**COHASSET PLANNING BOARD MINUTES**

**DATE:** WEDNESDAY, MARCH 29, 2006  
**TIME:** 7:00 PM  
**PLACE:** COHASSET TOWN HALL – LOWER LEVEL MEETING ROOM  
41 HIGHLAND AVENUE, COHASSET, MA 02025

**Board Members Present:** Alfred Moore, Chairman  
Stuart Ivimey, Clerk  
Mike Westcott  
Robert Sturdy

**Board Members Absent:** Peter J. Pratt, Vice Chairman

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

**Town Planner Present:** Elizabeth B. Harrington

**MEETING CALLED TO ORDER AT: 7:00 PM**

**7:00 P.M. WEATHERVANE DEVELOPMENT CORPORATION, INFORMAL DISCUSSION RE: COOK ESTATE** William Seymour, Dir. Of Civil Engineering, Gale Associates; Jim Bristol, Weather Vane Engineering and Construction Division; Stuart Hemingway, Weather Vane Construction Division; Carl Erickson, Weather Vane Permit Coordinator; Tom Henaghen, Gale Associates in attendance to give presentation. Group presented details about the size, scope and description of project. Goal is to file at end of May, 2006. Planning Board Administrator to provide W. Seymour with contact information for Jim Shipsky re: Green Development. Jim Cope, Beechwood St. (former Town Planner for Amherst) stated the opinion that the plans do not take advantage of the site, reflecting the pattern of a New England Village and suggested they replace the country club loose arrangement with a more tightly clustered village arrangement taking more advantage of the views, solar orientation etc. Cope felt this does not need to be laid out like a subdivision with lot lines and setbacks. Member Westcott agreed thinking it was too constrained by the concept of a cluster development and suggests a more traditional village development. Weather Vane reps. suggested the Planning Board visit one of the developments they have completed to get a better feel.

**8:00 P.M. 140 POND STREET, LARGE HOME REVIEW, CONTINUED PUBLIC HEARING APPLICANT/OWNER:EVERGREEN BUILDERS, date stamped: 02/14/06, (35 day deadline for public hearing: March 20, 2006)** Applicant Iantosca and John Cavanaro, presented revised plans (dated March 29, 2006) to deal with the runoff and drainage concerns. Revised plans included:

- an underdrain to run 200' along the edge of the driveway (2' x 1.5' stone with 4" underground pipe at bottom of swale) to grab groundwater coming onto the property.
- regraded driveway with highpoint
- a 24' x 24' driveway leaching field designed for a 25 year storm or, 5.5" rain.
- the system will be only 1' below ground, in fill, so it is above ground water table.
- separate fields on each corner of the house for the roof leaders

Board members and Building Commissioner Egan felt this is a substantial storm water management system for a single family home, and that the design is a more than reasonable effort to avoid exacerbating (and should, in fact, improve) existing water drainage issues on Woodland Drive. Further, the Board commended the applicant for his efforts to responsibly address abutters' concerns by designing this system to deal with drainage issues. In addition, the Board commended the applicant for his honesty about his plans for a 4100 SF structure, noting that if he did not include the 600 SF attic, he could have constructed a 3500 SF structure that would not have required a Large Home Review and would not have addressed drainage issues.

**MOTION:** by Member Sturdy to approve this Large Home Plan as presented in revised plans to the Planning Board at this meeting and to recommend that Building Inspector Egan issue building permits for this application.

**SECOND:** Member Ivimey

**VOTE: 4 – 0 MOTION CARRIES**

Member Westcott suggested that abutters raise the issue of water drainage from the high school with the Water Department now while they are performing so much construction on Pond St. They may be able to build in some systems to deal with this water runoff. The Board suggested abutter submissions be included.

**8:35 P.M. ZBA RECOMMENDATIONS**

• **190 POND STREET, SPECIAL PERMIT APPLICATION, APPLICANTS: APHONSE & LINDA RICCIO, date stamped: 03/16/06** Flood plain issue. On corner of Pond and Buttonwood Lane. Contractor poured foundation without first going to Conservation. Requires a flood plain special permit. Meets all other zoning.

**MOTION: by Member Sturdy to recommend that the ZBA approve this special permit application assuming it meets all construction requirements under Section 9.**

**SECOND: Member Westcott**

**VOTE: 4 – 0 MOTION CARRIES**

• **37 PARKER AVENUE, SPECIAL PERMIT APPLICATION, APPLICANTS: COHASSET HARBOR MARINA, date stamped: 03/21/06** Applicant feels that periodic subjective renewal of the special permit puts a burden on them.

**MOTION: by Member Sturdy to recommend that the ZBA leave this special permit as it is with periodic renewal required.**

**SECOND: Member Ivimey**

**VOTE: 4 – 0 MOTION CARRIES**

• **2 SMITH PLACE, SPECIAL PERMIT APPLICATION, APPLICANT: RICHARD BROWN, date stamped: 03/21/06** Building has been shortened by 50' to accommodate more parking. Common utility room and bathrooms have been removed from end of building and added to interior of each bay. Number of bays has decreased from 8 to 6 bays. Everything else on the plan has remained the same. The Board also felt that this is a modification to an existing site plan that was approved by the Planning Board in August, 2005 and, if the special permit is approved by the ZBA, will require new amended plans to be filed with the Planning Board.

**MOTION: by Member Ivimey to recommend that the ZBA approve this special permit application.**

**SECOND: Member Westcott**

**VOTE: 4 – 0 MOTION CARRIES**

**MOTION: by Member Ivimey that the new plans represent a minor modification to an approved site plan that will require filing amended plans in the Planning Board office but will not require a new public hearing with the Planning Board.**

**SECOND: Member Westcott**

**VOTE: 4 – 0 MOTION CARRIES**

• **14 PLEASANT ST., SPECIAL PERMIT APPLICATION, APPLICANTS: JOSEPH AND JANET CAMPBELL, date stamped: 03/21/06** Lot coverage issue. Building Inspector issued permit for addition. Assessor's Office had different lot size on map that the lot actually is with a difference of about 600 SF. Also, garage coverage was not taken into consideration. Coverage is now about 24% (limitation is 20%). Work is proceeding because default is to remove the garage.

**MOTION: by Member Sturdy to recommend that the ZBA approve the relief requested.**

**SECOND: Member Westcott**

**VOTE: 4 – 0 MOTION CARRIES**

**9:00 P.M. ADMINISTRATION**

• **POTHoles** - Member Sturdy asked Town Planner Harrington to contact John Modzelewski to look into

whether the Water Dept. and BOS have correct contract specs relative to backfilling existing trenches because huge potholes are being created.

• **DISCUSSION – PLANNING BOARD STAFFING**

**MOTION:** by Member Sturdy to support the staffing proposal presented by Planning Board Administrator to consolidate Planning Board and Building Dept. administrative staff

**SECOND:** Member Westcott

**VOTE:** 4 – 0 MOTION CARRIES

Planning Board Administrator will send notice of motion and support to Town Manager

• **VOTE TO APPROVE 03/15/06 MINUTES AND EXECUTIVE MINUTES**

**MOTION:** by Member Ivimey to approve the 03/15/06 Planning Board Meeting minutes and Executive Session Minutes

**SECOND:** Member Westcott

**VOTE:** 4 – 0 MOTION CARRIES

*Member Sturdy left meeting before next agenda item. Will be reflected in any subsequent vote counts.*

• **DISCUSSION OF ASSESSOR’S LETTER RE: RENAMING HIGHLAND LANE**

Town Planner Harrington to get feedback from Chief Hussey regarding his input as to how the need for renaming should be identified and implemented.

• **DISCUSSION – CEDARMERE – QUESTIONS FROM CEDARMERE COUNSEL**

Building Commissioner Egan will investigate how other towns issue certificates of occupancy (conditional, unconditional, temporary etc) as units sell. Town Planner Harrington will circulate Cedarmere Attorney Hettie Feldman’s questions to Town Counsel.

• **MANOR WAY CIRCLE SUBDIVISION (135 day decision deadline = April 12, 2006)**

Board members had circulated comments. Board wanted Applicant’s Attorney’s comments and waivers to be reviewed by John Modzelewski and Town Counsel. Will be done and Town Planner Harrington will circulate a draft one more time before final draft and filing. Will target Wednesday, April 12.

• **PREVIEW RECENT FILINGS, UPCOMING MEETINGS AND, SET DATES FOR MAY MEETINGS**

May meeting dates set for May3, May 17 and May 31.

**MOTION:** by Member Ivimey to adjourn

**SECOND:** Member Westcott

**VOTE:** 3 – 0 MOTION CARRIES

**MEETING ADJOURNED AT:** 9:25 P.M.

**NEXT MEETING:** WEDNESDAY, APRIL 12, 2006, AT 7:00 P.M.

**MINUTES APPROVED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_