

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, APRIL 18, 2007
TIME: 7:00 PM
PLACE: COHASSET TOWN HALL – SELECTMEN’S OFFICE
41 HIGHLAND AVENUE, COHASSET, MA 02025

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

Board Members Absent: Peter J. Pratt, Vice Chairman
Mike Westcott

Recording Secretary Present: Jo-Ann M. Pilczak

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

7:10 P.M. SPECIAL INTEREST TOPICS

Member Ivimey asked if anything that can be done to prohibit the construction of such structures as Quonset Huts in the future. Perhaps a bylaw prohibiting. Ivimey will research.

7:17 P.M. ADMINISTRATION

• VOTE TO ACCEPT APRIL 4, 2007 MINUTES

Member Sturdy noted that motion for 2 Sheldon Road agenda item should be amended to add “and, only the rear setback would apply on the lot line on the Sheldon Road right of way.” to end of motion.

MOTION: by Member Sturdy to approve the minutes as amended.

SECOND: Member Ivimey

VOTE: 3 – 0 MOTION CARRIES

• ATTORNEY KRISTEN TYLER HARRIS REQUEST TO MEET ON MAY 2ND

Confirmed that Executive Session will be scheduled for 6:30 PM on May 2nd agenda. Administrator to contact Attorney Harris with this confirmed date and time.

• ALTERNATE PLANNING BOARD MEMBER

Member Moore has confirmed with Town Counsel that alternate members can only sit for special permits and that process involves vote at Town Meeting. Earliest we could have alternate on board would be around January, 2008 if passed at Fall Town Meeting. Board felt there is nothing to lose by having an alternate. Administrator to request that Town Counsel draft an article for Fall Town Meeting (draft by June 1, 2007) and note that unless prescribed by law, Planning Board would like to appoint the alternate.

• TOWN COUNSEL RESPONSE TO ABILITY OF TOWN TO IMPLEMENT SPRINKLER REQUIREMENTS.

Member Sturdy noted that Town Counsel opinion indicates that this falls under the purview of the BOS and should be initiated by the BOS. When this issue was first addressed in April, 1986 Town Meeting, it was passed at Town Meeting and then disapproved by the Attorney General. Town Counsel indicated the proper path to address this is by BOS petition to the State Board of Building Regulations and Standards (BBRS). All agreed that the Planning Board favors the idea and would support BOS efforts to initiate this public safety issue by petition to the BBRS. Administrator to send memo to BOS.

7:30 P.M. 230 SOHIER STREET (FORMER COOK ESTATE) RESIDENTIAL CLUSTER DEVELOPMENT DISTRICT APPLICATION PUBLIC HEARING, APPL: ABBOTT DEVELOPMENT, date stamped: March 7, 2007. (65 day deadline to open public hearing = May 10, 2007)

Applicant Robert Durant, Abbott Development and Attorney Richard Henderson in attendance to represent application. Clerk Ivimey read public hearing advertisement. Chair Moore explained that the Board does not have the required 4 members of the board in attendance for a special permit public hearing.

MOTION: by Member Sturdy to continue public hearing to April 25th at 7:00 PM
SECOND: Member Ivimey
VOTE: 3 – 0 MOTION CARRIES

7:34 PM EXECUTIVE SESSION

MOTION: by Member Moore to go into Executive Session to discuss legal matters and pending litigations.
SECOND: by Member Sturdy
POLL: Member Ivimey – yes, Member Sturdy – yes, Member Moore – yes
VOTE: 3 – 0 MOTION CARRIES

Planning Board entered Executive Session until 8:25 PM to discuss legal matters and pending litigations.

MOTION: by Member Ivimey to adjourn Executive Session and to resume open session.
SECOND: Member Sturdy
POLL: Member Ivimey – yes, Member Sturdy – yes, Member Moore – yes
VOTE: 3 – 0 MOTION CARRIES

EXECUTIVE SESSION ADJOURNED AT: 8:25 P.M.

8:30 P.M. 137 FAIR OAKS LANE, LARGE HOME REVIEW PUBLIC HEARING, APPL: JOHN J. AND DIANNA L. McSHEFFREY, date stamped: March 27, 2007 (35 day deadline to open public hearing = April 30, 2007) Applicant D. McSheffrey and Architect Steven Meyers in attendance. Clerk Ivimey read public hearing advertisement.

Existing house is 2,688 sq. ft. Proposed home to be 3,960 Sq. ft. Square footage does not include porches – just living area. Existing footprint and foundation remain the same. Screen porch off back being demolished. New work includes 11' x 43' extension on rear of home, screened enclosed porch area on left of home, farmer's porch added to front. Major volume being added is the master bedroom over existing garage. Roof is not being raised so vertical height and outside dimensions are not exceeding existing limits. Percent of lot coverage includes porches. Porches on sonatubes – has been communicated to Dr. Godzik. Not encroaching on the 10' setback of the septic system. Has cleared Conservation Commission. Outside to be clapboard.

MOTION: by Member Ivimey to recommend approval of a building permit
SECOND: Member Sturdy
VOTE: 3 – 0 MOTION CARRIES

MOTION: by Member Sturdy to adjourn
SECOND: Member Ivimey
VOTE: 3 – 0 MOTION CARRIES

MEETING ADJOURNED AT: 8:40 P.M.

NEXT MEETING: WEDNESDAY, APRIL 25, 2007 AT 7:00 P.M.

MINUTES APPROVED: STUART W. IVIMEY, CLERK

DATE: APRIL 25, 2007