

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, MAY 2, 2007
TIME: 6:30 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
Mike Westcott

Board Members Absent:

Recording Secretary Present: Jo-Ann M. Pilczak

MEETING CALLED TO ORDER AT: 6:35 P.M.

6:35 P.M. EXECUTIVE SESSION

MOTION: *by Member Moore to go into Executive Session to discuss legal matters relative to pending litigation.*

SECOND: *by Member Sturdy*

POLL: *Member Ivimey – yes, Member Sturdy – yes, Member Moore – yes, Member Westcott - yes*

VOTE: *4 – 0 MOTION CARRIES*

Planning Board entered Executive Session until 7:25 PM to discuss legal matters relative to pending litigation.

MOTION: *by Member Sturdy to adjourn Executive Session and to resume open session.*

SECOND: *Member Ivimey*

POLL: *Member Ivimey – yes, Member Sturdy – yes, Member Moore – yes Member Westcott - yes*

VOTE: *4 – 0 MOTION CARRIES*

EXECUTIVE SESSION ADJOURNED AT: 7:25 P.M.

7:30 P.M. 230 SOHIER STREET (FORMER COOK ESTATE) RESIDENTIAL CLUSTER

DEVELOPMENT DISTRICT APPLICATION CONTINUED PUBLIC HEARING, APPL: ABBOTT DEVELOPMENT, date stamped: March 7, 2007. (65 day deadline to open public hearing = May 10,

2007) Applicant Robert Durant and Attorney Richard Henderson in attendance.

MOTION: *by Member Sturdy to continue public hearing to May 9, 2007 at 7:00 PM for procedural reasons.*

SECOND: *Member Ivimey*

VOTE: *4 – 0 MOTION CARRIES*

7:35 P.M. CLF – BEECHWOOD PARCEL – INFORMAL DISCUSSION

Wayne Sawchuk spoke for the CLF. 40 acres of land near RR tracks on Beechwood St, across the back of Talarico Lane, behind Tedeschi Plaza on Rt. 3A. CLF entered an agreement with Ingram. Buffer created along Ledgewood Dr. side. BOS had right of 1st refusal to purchase. Vedanta Center to purchase 6 acre parcel that abuts side and back of their property. Cohasset Conservation Trust will get rest. Funds to buy property will come from sale of three 2 acre lots for approx. \$300,000 each. Each lot to have own septic system and will be accessed by single common driveway ending in loop with trees in center. There is a 50’ easement for driveway and utilities so drive can curve in. 6” line for fire hydrant and water main is planned. Main will extend down Norman Todd Lane to give them larger mains to upgrade their sub-service. Lots will have restrictions as to what can be built. CLF plans to file this as a Form A and common drive permit. Planning Board would prefer to see it filed as a subdivision so Board has more review

and oversight of drainage and engineering issues so future problems are avoided. CLF will take under advisement – feel they do not have the funds to build a subdivision road. CLF also plans to file with ConComm. There are also plans for a small 4 space parking lot and are looking at a sidewalk to South Main Street from RR tracks (approx). Planning Board likes the overall ideas, but feels strongly that this should be a subdivision filing.

8:00 P.M. HIGHLAND ESTATES – FORM A Neil Murphy represented application. Changing Lot line between Lot 7 and Lot 1 to square off Lot 7 and give a little more land to Lot 1.

MOTION: by Member to Westcott to approve the Form A as presented.

SECOND: Member Ivimey

VOTE: 4 - 0 MOTION CARRIES

8:15 P.M. CAPTAIN TRASK – SPRINKLER UPDATE Capt. Trask distributed 04/26/07 letter he wrote to Gary Vanderweil. He included an opinion which addressed the legality of requests/conditions by planning and zoning boards to include conditions for sprinklers in special permits - that it is within the right of the Fire Chief to work with planning and zoning boards to request sprinklering on a case by case basis for special permits. Must include supporting documentation for the request. Once the board(s) accepts the request and includes sprinklers as conditions of a special permit, it then becomes the responsibility of the board to enforce. Also included was information about a suit brought against the Town of Whitman by a developer who wanted relief from a special permit condition to include sprinklers in a garage he was building for auto repair and body work. Fire Chief had requested the condition even though the building was less than the 7500 SF threshold for sprinklers in non-residential buildings. Superior Court found for the town - that the town could indeed write conditions for sprinklers into a special permit. Fire Chiefs Association is seeking, by legislation, to remove all fire protection verbiage from the building codes and create a separate set of fire codes so issues can be dealt with in a more timely manner. Key is the special permit route to include conditions for sprinklers. Trask trying to keep the Board informed. Bringing code change proposal to BBRS will probably not be successful – special permit seems to be correct route until legislation can be changed.

8:30 P.M. ADMINISTRATION

• **VOTE TO ACCEPT APRIL 25, 2007 MINUTES**

MOTION: by Member to Ivimey accept the April 25, 2007 meeting minutes

SECOND: Member Westcott

VOTE: 4 - 0 MOTION CARRIES

MOTION: by Member Ivimey to adjourn

SECOND: Member Westcott

VOTE: 4 – 0 MOTION CARRIES

MEETING ADJOURNED AT: 8:35 P.M.

NEXT MEETING: WEDNESDAY, MAY 9, 2007 AT 7:00 P.M.

MINUTES APPROVED: STUART IVIMEY, CLERK

DATE: MAY 9, 2007