

**COHASSET PLANNING BOARD MINUTES**

**DATE:** WEDNESDAY, June 10, 2009  
**TIME:** 7:00 P.M.  
**PLACE:** COHASSET TOWN HALL – SELECTMEN’S OFFICE  
41 HIGHLAND AVENUE, COHASSET, MA 02025

**Board Members Present:** Alfred S. Moore, Jr. - Chairman  
Stuart W. Ivimey, Vice Chair  
Charles A. Samuelson  
Clark H. Brewer

**Board Members Absent:** Jean Healey Dippold, Clerk

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

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

**7:00 P.M. INFORMAL DISCUSSION – 20 PARKINGWAY, POMPEO SPR** Hap Pompeo in attendance to represent this project. Pompeo explained that they would like to make a minor elevation change (14.5’ to 16.0’) to the 16 elevation – would like to carry the 16 elevation a little further to build the wall a little higher to act as protection against any vehicles parked in the Citgo gas station area to the east of the Pompeo property and to decrease drainage further. This would result in more of a retaining wall rather than a curb.

**MOTION:** by Member Ivimey to approve this minor modification

**SECOND:** Member Brewer

**VOTE:** 4 – 0 MOTION CARRIES

Planning Board would like to see the wooden bollards (telephone poles) removed – not needed. Pompeo also said the retaining wall on North side is no longer needed - he would rather add landscaping there. Board agreed that landscaping would be an attractive addition. Board cautioned Pompeo that any changes to approved plans should be discussed with the Board and should be reflected on the As-Builts.

**7:10 P.M. ADMINISTRATION**

- **VOTE TO APPROVE MAY 20, 2009 MINUTES**

**MOTION:** by Member Ivimey to approve the May 20, 2009 minutes with amended wording suggested by Member Samuelson on p. 4

**SECOND:** Member Brewer

**VOTE:** 4 – 0 MOTION CARRIES

- **FIRST JULY MEETING** - Change first meeting in July to July 8<sup>th</sup> to give Board a week off from meetings after June 24 meeting and June 25 STM.
- **PUBLIC HEARING FOR STM ARTICLE #2 - WIND ENERGY CONVERSION FACILITY BYLAW** – Board prefers to hold public hearing in smaller, more controlled meeting room such as BOS Office or Basement Meeting room to televise the hearing, however, decision was made to move meeting to Auditorium to accommodate potentially large crowd.
- **OLD BUSINESS**
  - **LIST OF STREETS** – Administrator to discuss new format with Member Ivimey and then bring to Board
  - **BEECHWOOD DB DISTRICT** - Administrator to contact Merle Brown to invite him to Planning Board meeting to share his perspective on this. Wayne Sawchuk also suggested reading the Benjamin Report.
  - **ALTERNATE PLANNING BOARD MEMBER** – The topic of alternate Planning Board member has been discussed in the past during former members Pratt and Sturdy absences that impacted special permit hearings. Member Brewer reintroduced the topic after the impact of former member Westcott’s absences

during the Graham Waste Wind Turbine filings. Planning Board Administrator to draft request for input from Town Counsel.

- **WAYNE SAWCHUK – UPDATE ON HIS VB DISTRICT PROPERTY ON SO. MAIN ST. –**  
Sawchuk reviewed the new plan he has implemented for his renovated property – more a Bed & Breakfast approach, renting the units on a weekly basis. Also gave highlights as to his thoughts on approaching the rest of this property that abuts the Parkingway.

**MOTION:** by Member Samuelson to adjourn at 9:45 P.M.

**SECOND:** Member Brewer

**VOTE:** 4 – 0 MOTION CARRIES

**NEXT MEETING:** WEDNESDAY, JUNE 24 , 2009 AT 7:00 P.M.

**MINUTES APPROVED:** JEAN HEALEY DIPPOLD, CLERK

**DATE:** JUNE 24, 2009

APPROVED